



***Environmental
Planning
Commission***

***Agenda Number: 03
Project #: PR-2018-001843
Case #: RZ-2021-00048
Hearing Date: December 16, 2021***

Staff Report

Applicant City of Albuquerque Planning
Department

Request Amendments to the Integrated
Development Ordinance (IDO)
Text for the 2021 Annual IDO
Update

Location City-wide

Staff Recommendation

***That a recommendation of APPROVAL of
PR-2018-001843, RZ-2021-00048, based on the
Findings beginning on p. 35 and the Conditions
for Recommendation of Approval beginning on
p. 41, be forwarded to the City Council.***

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Summary of Analysis

The request is for various legislative amendments to the text of the Integrated Development Ordinance (IDO) for the IDO Annual Update required by IDO Subsection 14-16-6-3(D). The request consists of revisions identified as part of the Annual Update process to identify desired changes through a regular cycle of discussion among residents, businesses, City Staff, and decision makers (14-16-6-3(D)). Since November 2020, Staff has collected approximately 65 proposed amendments requested by neighbors, developers, Staff, and the Administration.

The proposed amendments are found in a spreadsheet of "IDO Annual Update 2021 – EPC Review - City-wide (see attachment). For each proposed change, the following information is provided: relevant page and section of the IDO, the text proposed to change, and an explanation. The spreadsheet is the main component of the request.

The request generally furthers applicable Comprehensive Plan Goals and policies that pertain to land use, implementation processes, and housing. The proposed changes are intended to address community-wide issues, foster economic development, and clarify regulatory procedures, while balancing these needs with the Comprehensive Plan vision of protecting and enhancing existing neighborhoods.

As of this writing, Staff has received a wide variety of comments, mostly concerning overnight shelters and walls and fences. Some include suggested revisions. Staff recommends that a recommendation of approval, subject to conditions, be forwarded to the City Council. The conditions address instances of conflict with Comprehensive Plan Goals and policies and potential unintended consequences while, in most cases, accommodating the proposed amendment.

Comments received before December 6th at 9 AM are attached to and addressed in this Staff Report. Comments received before December 9th at 9 AM are attached, but not addressed. Clarifying materials received before December 14th at 9 AM (after publication of this report and more than 48 hours before the hearing) will be forwarded to the EPC for consideration at the hearing and are not attached to this report.

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I. INTRODUCTION

Background

Upon its original adoption in May 2018, the Integrated Development Ordinance (IDO) established a process through which it can be updated annually. IDO Subsection 14-16-6-3(D) requires Annual Updates to the IDO, stating that the Planning Department shall prepare amendments to the text of the IDO and submit them every calendar year for an EPC hearing in December. The IDO annual update process established a regular, required cycle for discussion among residents, businesses, City Staff, and decision-makers to consider any needed changes that were identified over the course of the year.

Adoption of the 2019 IDO Annual Update in November 2020 established two types of annual IDO updates:

- Amendment to IDO Text-Citywide [Subsection 14-16-6-7(D)] and
- Amendment to IDO Text-Small Areas [Subsection 14-16-6-7(E)].

City-wide text amendments apply generally throughout the City, are legislative in nature, and are reviewed using a legislative process. Text amendments to smaller areas within the City apply only to those areas and are quasi-judicial in nature. They require a quasi-judicial review process, which includes notice to affected property owners and a prohibition of ex-parte communication with decision-makers about the proposed changes. City Councilors will be acting as legislators when adopting city-wide text amendments and as quasi-judges when adopting text amendments only affecting properties in specific small areas.

Request

This request is for various city-wide amendments to the text of the Integrated Development Ordinance (IDO) for the Annual Update required by IDO Subsection 14-16-6-3(D). These city-wide text amendments are accompanied by proposed text amendments to a small area within the City – the Old Town Historic Protection Overlay Zone (HPO-5) – which were submitted separately pursuant to Subsection 14-16-6-7(E) and are the subject of another Staff Report (RZ-2020-00049). The proposed city-wide amendments, when combined with the proposed small area amendments, are collectively known as the 2021 IDO Annual Update.

A spreadsheet (see attachment) of approximately 65 proposed, city-wide changes provides the following information: page and section of the IDO that would be modified, the text proposed to change, and an explanation of the purpose and/or intent of the change.

Starting in November 2020, when Staff posted proposed changes for the 2020 annual update, Staff identified improvements that could be made to improve the clarity, enforcement, and effectiveness of existing regulations. Changes were also collected from property owners, agents, developers, neighbors, and the Administration. There are no changes proposed by City Councilors to date.

Applicability

The proposed IDO text amendments apply city-wide to land within the City of Albuquerque municipal boundaries. The IDO does not apply to lands controlled by another jurisdiction, such as the State of New Mexico, or to Federal lands. Properties in unincorporated Bernalillo County or other municipalities, such as the Village of Los Ranchos and City of Rio Rancho, are also not subject to the IDO.

Environmental Planning Commission (EPC) Role

The EPC is hearing this case pursuant to IDO Subsection 14-16-6-7(D), Amendment to IDO Text—City-Wide. The EPC's task is to review the proposed changes and make a recommendation to the City Council regarding the proposed IDO text amendments as a whole. The EPC is a recommending body with review authority and can submit Conditions for Recommendation of Approval as it deems necessary. As the City's Planning and Zoning Authority, the City Council will make the final decision. This is a legislative matter.

II. ANALYSIS OF ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

The request for IDO text amendments- Citywide was submitted subsequent to the August 1, 2021 effective date of the 2020 Annual IDO Update and therefore is subject to the applicable standards and processes therein. Subsection 14-16-6-3(D) Annual Updates to the IDO, applies. Planning Department Staff compiled the requested changes and submitted them for EPC review and recommendation as required. The request fulfills the requirement for an IDO Annual Update.

The request is also required to meet the review and decision criteria for Amendment to IDO Text-Citywide in Subsection 14-16-6-7(D)(3)(a-c). The applicant's justification letter (see attachment) demonstrates that the request adequately meets the criteria. The requirement is in plain text; Staff analysis follows in ***bold italic*** text.

Criterion 14-16-6-7(D)(3)(a)

The proposed amendment is consistent with the spirit and intent of the ABC Comp Plan, as amended (including the distinction between Areas of Consistency and Areas of Change), and with other policies and plans adopted by the City Council.

The proposed City-wide text amendments are generally consistent with the spirit and intent of the Comprehensive Plan, and other policies and plans adopted by the City Council, because they would generally help guide growth and development and identify and address significant issues in a holistic way (Comprehensive Plan, p. 1-5). The proposed changes are consistent with Comprehensive Plan Goals and policies that direct the City to adopt and maintain an effective regulatory system for land use and zoning. Though analysis reveals a few instances of conflict, overall the request meets Criterion 14-16-6-7(D)(3)(a). See Section III of this report for Staff's policy analysis.

Criterion 14-16-6-7(D)(3)(b)

The proposed amendment does not apply to only one lot or development project.

The proposed City-wide text amendments would apply throughout the City and not to only one lot or development project. The changes would apply across a particular zone district or for all approvals of a certain type. Therefore, the proposed City-wide amendments are legislative in nature. Proposed changes to specific zones (ex. mixed-use and non-residential zone districts) would apply equally in all areas with the same designation and are not directed toward any specific lot or project. Procedural changes would apply to all approvals of a certain type. Therefore, the request meets Criterion 14-16-6-7(D)(3)(b).

Criterion 14-16-6-7(D)(3)(c)

The proposed amendment promotes public health, safety, and welfare.

The request generally promotes the public health, safety, and welfare of the City because overall the proposed text amendments further a preponderance of applicable Goals and policies in the Comprehensive Plan (See Section III for Staff's in-depth policy analysis.) The proposed amendments are intended to address community-wide issues, foster economic development, and clarify regulatory procedures. These needs are balanced with the Comprehensive Plan vision of protecting and enhancing existing neighborhoods, as well as responding to challenges in implementing new regulations and neighborhood protections in a real-world context. Therefore, the request meets Criterion 14-16-6-7(D)(3)(c).

Charter of the City of Albuquerque

The Citizens of Albuquerque adopted the City Charter in 1971. Applicable articles include:

Article I, Incorporation and Powers

The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of the city to legislate is permissive and not mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. The purpose of this Charter is to provide for maximum local self-government. A liberal construction shall be given to the powers granted by this Charter.

Amending the IDO via text amendments is consistent with the purpose of the City Charter to provide for maximum local self-government. The revised regulatory language and processes in the IDO would generally help implement the Comprehensive Plan and help guide future legislation.

Article IX, Environmental Protection

The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To affect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall establish appropriate Commissions, Boards or Committees with jurisdiction, authority and Staff sufficient to effectively administer city policy in this area.

The proposed City-wide text amendments would help ensure that land is developed and used properly and that an aesthetic and humane urban environment is maintained. The IDO is the implementation instrument for the City's Comprehensive Plan, which protects and promotes health, safety, and welfare in the interest of the public. Commissions, Boards, and Committees

would have updated and clarified regulations to help facilitate effective administration of City policy in this area.

Article XVII, Planning

Section 1. The Council is the city's ultimate planning and zoning authority, including the adoption and interpretation of the Comprehensive Plan and the Capital Improvement Plan. The Council is also the city's ultimate authority with respect to interpretation of adopted plans, ordinances, and individual cases.

Amending the IDO through the annual update process is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. The IDO will help implement the Comprehensive Plan and ensure that development in the City is consistent with the intent of any other plans and ordinances that the Council adopts.

Section 2. The Mayor or his designee shall formulate and submit to the Council the Capital Improvement Plans and shall oversee the implementation, enforcement, and administration of land use plans.

Amending the IDO through the annual update process will help the Administration to implement the Comprehensive Plan vision for future growth and development, and will help with the enforcement and administration of land use plans.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The Comprehensive Plan and the IDO were developed together and are mutually supportive. The purpose of the IDO [see 14-16-1-3], in the most overarching sense, is to implement the Comprehensive Plan and protect the health, safety, and general welfare of the public.

The request for a text amendment to the IDO-City-wide generally furthers a preponderance of applicable Comprehensive Plan Goals and policies, though some conflicts emerge and are explained below in the Staff analysis.

Chapter 4: Community Identity

Goal 4.1 - Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.4 - Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The proposed text amendments would generally enhance, protect, and preserve distinct communities, including neighborhoods. The amendments include changes to clarify the relationship between existing and proposed site plans and process and improved definitions, which would make zoning and land use more transparent and accurate. Other changes would provide clarification for enforcement purposes (manufactured homes) and allow new incidental uses that would provide housing (overnight shelters).

In some cases a conditional use would be required, but in another case (walls and fences), it would no longer be required. Some proposed amendments could contribute to changing the character of neighborhoods over time (walls and fences, overnight shelters), though the applicable Use-Specific Standards and separation distance requirements that protect neighborhoods would remain in place. The request partially furthers Goal 4.1- Character and Policy 4.1.4- Neighborhoods.

Chapter 5: Land Use

Goal 5.3 - Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1 - Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The proposed text amendments would generally help promote development patterns that maximize the utility of existing infrastructure and public facilities. For example, allowing overnight shelters in the MX zones and campgrounds on existing religious institutions could encourage and promote infill development, which by definition uses existing infrastructure and public facilities. Some proposed changes (site plans, definitions) would clarify provisions in the IDO, which would generally help support the efficient use of land. The request generally furthers Goal 5.3- Efficient Development Patterns and Policy 5.3.1- Infill Development.

Policy 5.3.7 - Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

The proposed text amendments address overnight shelters and campgrounds, which can be considered Locally Unwanted Land Uses (LULUs). The changes would help facilitate a more equitable distribution of these uses, which are useful to society but often objectionable to immediate neighbors, and help ensure that they are distributed more evenly. The proposed amendment would allow these uses permissively, at existing religious institutions and in the MX-M and MX-H zones. Since religious institutions are often located in residential areas, some established neighborhoods could be affected more than other locations. However, the use-specific standards would be clarified and would continue to apply to protect neighborhoods. The request generally furthers Policy 5.3.7-Locally Unwanted Land Uses.

Goal 5.7 - Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comprehensive Plan.

Policy 5.7.2 - Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

The IDO annual update is a procedure to support continued efforts to effectively and equitably implement the Comprehensive Plan; an updated regulatory framework is the result. The proposed text amendments include changes to clarify how to apply provisions in the IDO (site plans, transitions from previous regulations, definitions), which would generally help align the regulatory framework to support desired growth, economic development, housing, and more consistent outcomes.

The proposed text amendments would also improve the connection between applicable Comprehensive Plan Goals and policies and the IDO. Where they do not, conditions for recommendation of approval can be applied. The request generally furthers Goal 5.7-Implementation Processes and Policy 5.7.2- Regulatory Alignment.

Policy 5.7.5 - Public Engagement: Provide regular opportunities for residents and stakeholders to better understand and engage in the planning and development process.

The annual update process for the IDO itself provides a regular opportunity for residents and stakeholders to better understand and engage in the planning and development process. However, some amendments (overnight shelters, walls and fences) would make a use permissive when it was previously conditional, so a public hearing process would no longer be available. The request both furthers and conflicts with Policy 5.7.5-Public Engagement.

Policy 5.7.6 - Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The IDO annual update results in an updated and clarified regulatory framework, which is part of the foundation for a transparent approval and permitting process. The proposed text amendments include changes to clarify how to apply provisions in the IDO (site plans, transitions from previous regulations, definitions), which would generally contribute to a more consistent process and support providing high-quality customer service. The request generally furthers Goal 7-Implementation Processes and Policy 5.7.6- Development Services.

Chapter 7: Urban Design

Goal 7.1- Streetscapes & Development Form: Design streetscapes and development form to create a range of environments and experiences for residents and visitors.

The proposed text amendments would generally help create a range of environments and experiences through designed streetscapes and development forms. The IDO implements this goal through zoning standards appropriate for each zone district and in different contexts (ex. next to residential neighborhoods or Major Public Open Space). Proposed changes regarding parking requirements, parking structure design, and street frontage landscaping would establish and/or clarify applicable standards in the appropriate context. The request generally furthers Goal 7.1- Streetscapes & Development Form.

Goal 7.4 - Context-Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

Policy 7.4.2 - Parking Requirements: Establish off-street parking requirements based on development context.

The proposed text amendments include changes to clarify parking requirements (ex. for pre-1965 buildings, artisan manufacturing, and accessible parking) and parking structure design (when loading docks are involved) so that they would better match the applicable development context and complement the surrounding built environment. The request generally furthers Goal 7.4 - Context-Sensitive Parking and Policy 7.4.2 - Parking Requirements.

Chapter 8: Economic Development

Policy 8.1.2 - Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The proposed text amendments would generally encourage economic development, which would foster a more robust, resilient, and diverse economy, because they include changes to clarify requirements (ex. parking, site plans), definitions, and development processes. These changes would contribute to improved predictability and consistency in the development process that would generally help support economic development efforts. The request generally furthers Policy 8.1.2- Resilient Economy.

Chapter 9: Housing

Goal 9.4- Homelessness: Make homelessness rare, short-term, and non-recurring.

Policy 9.4.2- Services: Provide expanded options for shelters and services for people experiencing temporary homelessness.

The proposed text amendments (ex. overnight shelters, religious institution campgrounds) would provide additional ways to work towards making homelessness more rare, short-term, and non-recurring because they would provide expanded shelter and service options for people experiencing temporary homelessness. The request generally furthers Goal 9.4- Homelessness and Policy 9.4.2- Services.

Goal 9.5-Vulnerable Populations: Expand capacity to provide quality housing and services to vulnerable populations.

The proposed text amendments (ex. overnight shelters, religious institution campgrounds) would help the most vulnerable populations, which includes underhoused persons, by expanding the City's capacity to provide housing and services and thus continue to address homelessness. The request generally furthers Goal 9.5- Vulnerable Populations.

III. KEY ISSUES & DISCUSSION

The proposed City-wide text amendments are presented and explained in the spreadsheet "IDO Annual Update 2021 – EPC Review – Citywide" (see attachment). This report section focuses on the key substantive changes that warrant further discussion and that have garnered public comments. The substantive changes are grouped by category and referred to by page number in the "2020 IDO-Effective Draft July 2021." The page number is also in the first column on the spreadsheet. A detailed

explanation of the proposed amendment is provided in plain text, followed by Staff analysis in *italic text*.

Purpose, IDO Subsection 14-16-1-3, p. 1

This proposed amendment would add new language to the introductory Purpose subsection of the IDO, which lists the IDO's various purposes, labeled from A to O. The proposed language states that the IDO would provide processes for development decisions that are balanced (City, developers, property owners, residents) and would ensure opportunities for input by affected parties.

Creating balance and ensuring opportunities for input in the development process is the foundation of IDO Section 14-16-6- Administration and Enforcement, which delineates decision-making processes for various types of development and explains notification requirements by application type. Adding language to page 1 of the IDO would spell-out this purpose and bring it to the front of the document.

Goal 4.2 – Process: Engage communities to identify and plan for their distinct character and needs.

Policy 4.2.2- Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

Goal 5.7 – Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

Policy 5.7.2 – Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

The proposed amendment would generally further Goal 4.2 and Policy 4.2.2 because it would expressly state that the IDO is intended to ensure opportunities for input, which would support community participation as envisioned in the Comprehensive Plan. Also, the proposed language states the importance of having a balanced process that effectively implements the Comprehensive Plan and supports regulatory frameworks that help the Goals and policies become reality. Therefore, the proposed amendment generally furthers Goal 5.7 and Policy 5.7.2.

Manufactured Homes- IDO Subsections 14-16-4-3(B) and 7-1, p.151 and 554

Five proposed amendments relate to manufactured homes. Three amendments address the Dwelling, Single-family Detached Use-Specific Standard, which includes manufactured homes. These amendments specifically apply if a single-family detached dwelling meets the definition of a manufactured home and the dwelling is not located in the R-MC zone.

The purpose of two of these amendments is to clarify the difference between manufactured homes and mobile homes by requiring proof of title and a certification plaque to demonstrate that the manufactured home was constructed on or after the effective date of the Manufactured Housing Act of 1974 (p. 151). The third amendment to the Use-Specific Standard would provide 18-month notice to residents of manufactured homes when the use will be changed in zones other than R-MC, where this requirement already applies (p. 151).

The other two amendments would revise the definitions for Dwelling, Mobile Home and Dwelling, Manufactured Home. The purpose of the amendment for the Dwelling, Mobile Home definition is to provide clarity for Code Enforcement staff by specifying the effective date of the Manufactured Housing Act of 1974 (p. 540). Structures built before this effective date are considered mobile homes, and those built after the effective date are considered manufactured homes for the purposes of the IDO. The purpose of the amendment for the Dwelling, Manufactured Home definition is to clarify the overlap between single-family dwellings and manufactured homes (p. 554).

Policy Analysis: This amendment furthers the following Comprehensive Plan Goals and Policies.

Goal 5.7 – Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

Policy 5.7.2 – Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Goal 9.1 – Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Policy 9.1.1 – Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

9.1.1.g: Ameliorate the problems of homelessness, overcrowding, and displacement of low income residents.

Four of the proposed amendments clarify the original intent of mobile home and manufactured home in the IDO, which was to distinguish between the two to align with federal regulations. These clarifications support the type of high quality development originally intended for manufactured homes and aligns this intention by adjusting the relevant IDO regulations (5.7 and 5.7.2). The amendment also ensures a sufficient range of high quality housing types that meet current and future needs and support the conservation of housing for a variety of income levels by distinguishing between mobile homes and manufactured homes and allowing the latter to continue in perpetuity (9.1 and 9.1.1).

The amendment to the Use-Specific Standard that requires 18-month notice to residents of manufactured homes when the use will be changed outside of the R-MC zone furthers a sub-policy that aims to ameliorate displacement of low income residents by providing residents advanced notice to determine alternative housing arrangements (9.1.1.g). This amendment also furthers regulatory alignment because the required 18-month notice already applies to manufactured homes in the R-MC zone, so this amendment would create the same 18-month notice regulation for all manufactured homes regardless of zone district (5.7.2).

Overnight Shelter- IDO Subsections 14-16-4-3(C) and 7-1, p.158

There are three proposed amendments related to overnight shelters. The purpose of the first amendment is to make the overnight shelter use permissive in the MX-M zone and to change this use from conditional to permissive in the MX-H zone (p. 145). This amendment would allow overnight shelters in zones where multi-family dwellings and social services are permissive.

The two additional amendments would address the Overnight Shelter Use-Specific Standard (p. 158). The purpose of this amendment to the Use-Specific Standard is to specify that the overnight shelter use is an indoor use, which removes potential overlap with the campground use.

The purpose of the other amendment to the Use-Specific Standard is to limit the size of overnight shelters in the MX-M zone as a permissive use. This amendment would limit the use to 25,000 square feet and would make overnight shelter a conditional use when that size is exceeded. If the amendment to make the overnight shelter use permissive in the MX-M zone is recommended, then this amendment should be considered with it.

Policy Analysis: This amendment furthers the following Comprehensive Plan Goals and Policies.

Policy 5.2.1 – Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

5.2.1.d: Encourage development that broadens housing options to meet a range of incomes and lifestyles.

Policy 5.3.7 - Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

5.3.7.a: Minimize the impacts of locally unwanted land uses on surrounding areas through policies, regulations, and enforcement.

Goal 9.1 – Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Policy 9.1.1 – Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

9.1.1.a: Increase the supply of housing that is affordable for all income levels.

9.1.1.g: Ameliorate the problems of homelessness, overcrowding, and displacement of low income residents.

Goal 9.4 – Homelessness: Make homelessness rare, short-term, and non-recurring.

Policy 9.4.2 – Services: Provide expanded options for shelters and services for people experiencing temporary homelessness.

The proposed amendments further goals and policies related to Land Uses. Allowing overnight shelters in additional zone districts increases the opportunity to create healthy and sustainable communities with a mix of uses that are accessible to all neighbors, including neighbors who may utilize overnight shelters (5.2.1). Allowing this use in additional zone districts would encourage development that broadens housing options to meet a range of incomes and lifestyles (5.2.1.d).

While the overnight shelter use may be objectionable to immediate neighbors in some areas, the impacts of this use would be minimized through regulations and enforcement (5.3.7 and 5.3.7.a). Specifically, the two proposed amendments to the Use-Specific Standards intend to specify that the use takes place indoors and has a size limit in the MX-M zone district. An existing Use-Specific Standard further minimizes impacts by regulating distance separations between overnight shelters. However, allowing the use permissively, instead of conditionally, would remove the opportunity for public input in the Zoning Hearing Examiner (ZHE) process.

The proposed amendments also further goals and policies related to Housing. Allowing overnight shelters in additional zone districts would ensure that the city is working toward a sufficient supply of high-quality housing types that meet current and future needs at a variety of price levels and supports the development of housing for various types of residents and households, including neighbors with little or no income (9.1, 9.1.1, and 9.1.1.a). Adding zones where overnight shelters can be developed works toward ameliorating the problem of homelessness by providing expanded options for shelters and services for people experiencing homelessness (9.1.1.g and 9.4). Further, social services are currently permissive in the MX-M and MX-H zone districts, which would streamline the provision of services and housing especially for the city's most vulnerable populations (9.4.2).

Religious Institution –IDO Subsection 14-16-4-3(C)(8), p. 160 (and 158)

The proposed amendment to IDO Subsection 14-16-4-3(C)(8)(a), the Use-Specific Standards, would clarify incidental activities associated with Religious Institutions. Overnight Shelter is already allowed as an incidental activity; however, the amendment clarifies that the Use Specific Standards for Overnight Shelters in IDO Subsection 14-16-4-3(C)(6) shall continue to apply, and added this language to (a)(2). The use specific standards already require a 1,500-foot distance separation between Overnight Shelters. The proposed amendments to IDO Section 16-4-3(C)(6) would require Overnight Shelters to be an indoor use and require a Conditional Use permit in the MX-M zone when exceeding 25,000 square feet. See also the Overnight Shelters summary in this report.

The proposed amendment would add campgrounds to the list of incidental activities allowed as part of religious institutions, meaning that campgrounds would be allowed and no conditional use permit would be required. Similar to overnight shelters, campgrounds would be required to comply with all applicable State and local regulations for campgrounds, as well as IDO Subsection 14-16-4-3(D)(14) - Use specific standards for campgrounds.

Policy Analysis: This amendment furthers the following Comprehensive Plan Goals and policies:

Policy 5.2.1.n- Land Uses: Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

Goal 5.3- Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1- Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Policy 5.3.7- Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

Policy 9.1.1- Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

Policy 9.4.2- Service: Provide expanded options for shelters and services for people experiencing temporary homelessness.

Goal 9.5- Vulnerable Populations: Expand capacity to provide quality housing and services to vulnerable populations.

Policy 9.6.1- Development Cost: Reduce development costs and balance short-term benefits of delivering less costly housing with long-term benefits of preserving investment in homes and protecting quality of life.

If approved, the amendment would further the Land Uses sub-policies (5.2.1h) and (5.2.1n), Infill Development Goal (5.3) and Policy (5.3.1), Housing Options policy (9.1.1), Service policy 9.4.2, Vulnerable Populations Goal 9.5, and the Development Cost Policy (9.6.1). The proposed changes would improve the ability to accommodate campgrounds and Overnight Shelters as incidental activities for Religious Institutions and encourage more productive use of under-utilized lot space to help ensure a sufficient supply and range of housing options.

The proposed amendments would facilitate Religious Institutions' ability to provide aid for vulnerable populations in the form of temporary housing. The proposed amendments are consistent with federal religious land use protections specifically, the Religious Land Use and Institutionalized Persons Act (RLUIPA), which protects religious institutions from burdensome or discriminatory land use regulations. Religious Institutions are located throughout the City and so the use (often considered a LULU by neighbors) could be distributed more evenly and in more areas. Also, religious institutions are often close to other amenities that could serve users of the campgrounds or Overnight Shelters.

The proposed amendment would require Religious Institutions to follow the existing Use-Specific Standards for Campgrounds and for Overnight Shelters. The current use-specific standards for campground and RV park already require sufficient buffering and screening (including extra screening adjacent to a Residential zone district) to minimize negative impacts on nearby uses. The current use-specific standards for Overnight Shelter require a sufficient distance separation between them, which limits the amount of Overnight Shelters within a given area. Additional use specific requirements are proposed that would offer more protection to surrounding properties.

The proposed amendment conflicts with the following Comprehensive Plan policies:

Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.1 – Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

Policy 4.1.4 – Neighborhoods – Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Goal 4.2 – Process: Engage communities to identify and plan for their distinct character and needs.

Policy 5.2.1.h Land Uses: Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

Policy 5.3.7 Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

The proposed amendment refers to the allowable incidental activity as “campground”; however, the IDO defines the use as “Campground or RV Park”. Clarification is needed and can be provided by either changing the definition of “Campground or RV Park” so the uses would stand alone, or revising the amendment to include both.

The uses “Campground or RV Park” and “Overnight Shelters” are not listed as residential uses in the IDO. Campground or RV Park is a motor-vehicle related use and Overnight Shelter is a civic and institutional use; neither are necessarily intended to provide long-term housing solutions. The intent of the amendment appears to be to accommodate the expansion of allowable incidental activities for Religious Institutions and to provide aid to vulnerable populations.

Allowing Campgrounds and RV Park and Overnight Shelters to be permissive as incidental activities for Religious Institutions could place these uses close to existing neighborhoods, where they may not enhance or protect distinct communities and could adversely affect the identity and cohesiveness of established neighborhoods.

Religious Institutions are commonly near residential areas. Overnight Shelters and Campgrounds and RV parks are often considered Locally Unwanted Land Uses (LULUs) because most neighborhoods tend to not want one in their area, even with the Use-Specific Standards that require additional buffering.

Furthermore, making campgrounds permissive as an incidental activity for Religious Institutions would remove the Conditional Use process, (which requires a public hearing) and gives neighbors an opportunity to express concerns if they have any.

Cannabis Uses & Nicotine Uses- IDO Subsections 14-16-4-3 and 7-1, p.176, 184, 199, 206, & 532

The request proposes to add new subsections, definitions, and revisions to existing cannabis definitions. New sub-sections would prohibit manufacturing, selling, or using cannabis in public view. Display of cannabis and or paraphernalia within five feet of a window would be prohibited. Another amendment would ensure proper overnight storage of product and cash being

implemented in buildings, prohibit drive-through service as an accessory use to cannabis retail, and prohibit cannabis retail as a home occupation.

Revisions include removing "commercial", from this defined term as cannabis cultivation and cannabis-derived products manufacturing are industrial uses. The IDO cannabis definition already says that the IDO only regulates commercial use of cannabis. The use of "commercial" introduces ambiguity, as the state's cannabis permits for medical and recreational begin to overlap. New definitions will include *Distillation, Extraction, Oil Activation, & Cannabis Odor Control Plan*. The proposed amendments would also clarify that the IDO does not regulate personal use.

The Cannabis Odor Control Plan would consist of a written document, approved by a professional engineer or industrial hygienist, explaining plans for reducing cannabis odors. At a minimum, it must include contact information, operating hours, a floor plan, a description and schedule of odor-producing activities, administrative controls such as employee training and maintenance, and engineering controls such as carbon filtration.

The request also proposes to operationalize the allowance of nicotine retail as accessory to general retail or grocery store. Without this addition, the sale of any item not included in the definition of nicotine retail in Section 14-16-7-1 would make the use accessory. (p.184 and 206). A new subsection would also prohibit nicotine retail as a home occupation.

Policy Analysis: This amendment furthers the following Comprehensive Plan goals and policies:

Chapter 4: Community Identity

Goal: 4.1 Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development mix uses, and character-building design.

Policy 5.3.7 - Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

Policy 5.7.2 - Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 8.1.2 - Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The proposed amendments would add protections that would facilitate preservation and characteristics, which contribute to the identity of communities. These protections would prohibit cannabis and nicotine retail as home occupations as well as prohibit drive-throughs for cannabis retail. Any manufacturing, selling, or allowing use of cannabis in public view, including display of cannabis in windows would generally preserve and protect the character

of the community where cannabis is permitted. The request generally furthers Goal 4.1 and Policy 4.1.2 Identity and Design. The IDO annual update also includes small area amendment proposals that would prohibit cannabis uses (cannabis retail, cannabis cultivation, and cannabis-derived products manufacturing) within the Old Town HPO-5.

The proposed amendments would ensure social responsibility that unwanted land uses, such as drive-through cannabis retail as an accessory use, be prohibited. Cannabis production would also be classified as industrial use, which would limit and ensure land uses are being located carefully and equitably and therefore generally furthers Policy 5.3.7 Locally Unwanted land uses.

The request would update the regulatory framework and generally support economic development efforts, though for some these uses do not represent desired growth. The request partially furthers Policy 5.7.2 Regulatory Alignment.

The changes proposed would generally encourage economic development efforts that would foster a more robust, resilient, and diverse economy. Such changes are the proposed clarification regarding cannabis manufacturing, products, and implementing a Cannabis Odor Control Plan. The request furthers Policy 8.1.2-Resilient Economy.

Parking- IDO Subsection 14-16-5-5, pages 258, 265, 266, 271, and 278.

The proposed amendment to IDO Subsection 5-5(B)(2)(b) (pg.258) pertains to buildings constructed prior to 1965. The amendment would grant parking exemptions for expansions less than 200 square feet gross floor area (G.F.A) for buildings built prior to 1965 on lots less than 10,000 square feet. The existing IDO language says that an expansion of less than 200 square feet gross area does not trigger minimum off-street parking requirements, except those required by the Americans with Disabilities Act, provided the existing on-site parking is not reduced by more than 20 percent. If the expansion is on a lot that is over 10,000 square feet and the number of existing parking spaces is reduced, off-street parking requirements must be met pursuant to IDO Section 14-16-5-5. On small lots, where it may not be possible to fully comply with IDO parking requirements, the amendment proposes to apply the approach in IDO Subsection 14-16-5-5(B)(1)(d) for providing parking when the use of property is changed. This amendment is intended to encourage and incentivize the re-use and re-development of existing buildings.

Additionally, the amendments to IDO Table 5-5-1 (pg.266) address uses that require parking by seats. If there are no seats in the main assembly areas, parking shall be calculated by capacity as follows: 1 space / 3 persons design capacity. The amendment to IDO Table 5-5-1 (pg.265 and pg.266) changes requirements for Artisan Manufacturing and Seasonal Outdoor Sales. Artisan manufacturing is reduced from 3 spaces / 1,000 square feet G.F.A to 1 space / 1,000 square feet G.F.A, and Seasonal Outdoor sales is reduced from 4 spaces / 1,000 square feet of stall and customer circulation areas to 2 parking spaces per vendor stall – which is the equivalent parking requirements for Mobile food truck court.

Furthermore, the amendment to IDO Subsection 14-16-5-5(C)(8)(a) (pg.271) requires ADA parking for all uses unless parking is provided in a residential driveway or garage. Lastly, the

proposed amendment to 14-16-5-5(G)(3)(e) (pg.281) clarifies that if loading docks and a parking structure are proposed, the loading docks are required to be integrated with a parking structure (as opposed to loading docks being required to be incorporated in every parking structure within a primary building).

Policy Analysis: This amendment furthers the following Comprehensive Plan Goals and policies:

Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.1 – Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

Goal 7.4 Context-Sensitive Parking: Design parking facilities to match the development context and complement the built environment.

Policy 7.4.1 Parking Strategies: Provide parking options, optimize parking efficiencies, and plan for parking as essential infrastructure.

If approved, the proposed amendments would further the Character Goal 4.1, Distinct Communities policy 4.1.1, Sense of Place Goal 7.3, Community Character Policy 7.3.2, Context-Sensitive Parking Goal 7.4, and Parking Strategies policy 7.4.1. The proposed changes would allow flexibility when redeveloping in areas/neighborhoods that were built before 1965. These areas tend to be unique in character and have historic value. Encouraging redevelopment of existing structures built pre-1965 promotes the preservation of distinct communities, and helps maintain their identities. The proposed parking amendments consider the square footage of the lot; amount of parking reduced, and square footage of proposed expansion and would promote context-sensitive design and provide viable parking strategies that fit within the context of the area and proposed development.

The proposed amendment conflicts with the following Comprehensive Plan policy:

Policy 7.4.1 Parking Strategies: Provide parking options, optimize parking efficiencies, and plan for parking as essential infrastructure.

Though the majority of the proposed parking amendments do not conflict with the policy above, however, the amendment regarding parking for assembly areas does. The proposed amendment would require parking based on occupancy capacities rather than seats, when there are no seats proposed. This may cause difficulty during the Site Plan – EPC and Site Plan – DRB process because in general, floor plans and specific room sizes are not yet designed and are not required to be shown on the proposed Site Plan. Staff recommends that parking for assembly areas be revised to reflect current occupancy standards pursuant to the

City of Albuquerque's Fire code, per use. This would allow for information to be readily available to applicants and Staff and would ensure consistent and efficient parking strategies.

Walls & Fences – IDO Subsection 14-16-5-7. p. 309, 310, 313, 315

This section of the IDO regulates walls, fences, retaining walls in order to enhance the visual appearance of development and promote street and neighborhood character in the City. The proposed changes consist of three revisions and one new subsection. In the current IDO, there are conflicting regulations for maximum wall heights and minimum screening wall heights. Section 5-7(B)(1) applies to new walls and the replacement or repair of existing walls unless modified elsewhere in the IDO. The proposed text revision explains that if the IDO requires a screening wall or fence that is taller than the maximum wall heights (Table 5-7-1: Maximum Wall Height), the taller requirement would be allowed. (p. 309)

Additionally, the proposed changes revise the maximum wall height to 4 feet from 3 feet for residential, mixed-use, and non-residential front or street side yards in Table 5-7-1: Maximum Wall Height. This revision will allow for taller walls in front yards or street-side yards to be decided by City staff as a Wall permit – Minor instead of being decided by the ZHE at a public hearing. (p. 310)

Exceptions to maximum wall heights provide alternative development standards for special design elements, retaining walls, view fencing, for safety and security reasons in residential and nonresidential zone districts. A new subsection is proposed for Exceptions to Maximum Wall Heights 5-7(D)(3)) that would allow taller walls in Mixed-use (MX) zone districts. This proposal allows a maximum wall height of 5 feet for any front or street-side yard, pursuant to setback, view fencing, and landscaping requirements outlined in 14-16-5-7(D)(3)(e). (p. 313)

The Materials and Design section 5-7(E)(1)(c)(3) of the IDO requires that street facing walls in Non-residential zone districts that incorporate barbed tape, razor wire, barbed wire and other similar materials be set back 5 feet, and that is typically measured from the property line. The language does not address the situation where the sidewalk is on within a lot line or private property. This proposal would add a sentence to clarify that in this scenario the setback is to be measured from the edge of the sidewalk closest to the wall. For example, this would mean that if a sidewalk is on private property, the wall with barbed wire needs to be set back 5 feet from the sidewalk for safety of pedestrians. (p. 315)

Policy Analysis: This amendment furthers the following Comprehensive Plan goals and policies related to Community Identity, Urban Design, Housing and Heritage Conservation.

Policy 4.1.2 - Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Policy 4.1.4 - Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.2 - Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

Policy 11.1.4 - Local Heritage: Keep local traditions and heritage alive and cultivate neighborhoods and rural areas as safe and excellent places to live and raise families.

If approved, these amendments would further the Identity and Design Policy (4.1.2), Neighborhoods Policy (4.1.4), Community Character Policy (7.3.2), and Local Heritage Policy (11.1.4). The proposed changes would improve the development standards intended to ensure appropriate wall and fencing heights in each zone district. The current IDO has conflicting and unclear regulations pertaining to wall heights in residential, mixed-use, and non-residential zones; the proposed changes clarify minimum and maximum wall heights. The proposed changes further Comprehensive plans goals and policies pertaining to high-quality built environments, security for residential and non-residential development, and encourages development that provides safe places to live, play and work. Allowing a taller maximum height for view fencing would protect the identity and character of communities and scale of development. The proposed revision for wall setback standards provides clarification that will provide pedestrians or home/business owners a sense of safety and sense of place through design while remaining connected to their community. Ensuring compatibility with the streetscape and surrounding community is essential in preserving, enhancing, and protecting neighborhoods by deterring criminal activity and by encouraging development with relationship to the street.

The proposed amendments would provide a response to the high volume of variances requested for increased wall height within the last 1-2 years. Generally, a trend of rising variances to a particular standard (i.e., wall heights) indicates that the standard isn't meeting the desired character/needs of individual property owners and their respective neighborhoods. Although some members of the public desire a lower fence height, the increase of variance requests for increased height demonstrate an overall character trend towards higher walls and fences.

The proposed amendments conflict with the following Comprehensive Plan policies:

Policy 4.1.2 - Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Policy 4.1.4 - Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Policy 11.2.3 - Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

Policy 11.3.1 - Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

If approved, this amendment may conflict with the identity and design, distinct built environments, and Natural and Cultural features policies (4.1.2, 11.1.4 and 11.3.1). The proposed amendment to raise the maximum wall and fence heights could have a negative impact on the cohesiveness and scale of neighborhoods. Neighborhood character and sense of place are protected through design, raising the maximum wall heights could create a sense of enclosure that takes away from the connectivity of neighborhood and loses the sense of safety that communities feel from having “eyes on the street.” Although allowing a taller maximum height for view fencing would create an opportunity for natural surveillance, this would also deter from protecting the identity and character of communities through scale of development. Raising a wall adjacent to development can alter a community’s cultural landscape that would otherwise be preserved through development standards that enhance the identity and cohesiveness of the surrounding community and match the character of the area.

The proposed amendment would remove the requirement for a public hearing associated with a permit – wall or fence – minor, to raise a maximum wall height. If approved, neighbors or constituents would not be allowed to offer community input at a public hearing regarding increasing wall heights in their neighborhoods.

Outdoor Lighting- IDO Subsection 14-16-5-8(D), p. 324-325

The proposed text amendments would add a new standard for outdoor lighting (for light fixtures 150 watts or greater in intensity), clarify that light fixtures shall be shielded with full cutoff fixtures, and remove a duplicate reference to a “shielded” light fixture. An explanation of what full cutoff fixture means is provided. The amendment would also remove a provision regarding measurement of luminance from any adjacent property or public right-of-way, which is considered overly broad and difficult to enforce.

This amendment furthers the following Comprehensive Plan Goal and policy related to community character and regulatory alignment:

Goal 4.1 - Character: Enhance, protect, and preserve distinct communities.

Policy 5.7.2 - Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

If approved, the proposed amendments would ensure that outdoor lighting fixtures (150 watts or greater) would be shielded, which would generally help to protect and preserve communities, especially those characterized by less outdoor lighting. The request would also create internal consistency within Section 14-16-5-8(D) by updating and clarifying the regulatory framework for outdoor lighting, which would generally support high-quality development and quality of life priorities and various types of desired growth (residential and non-residential).

Review and Decision Making Bodies, EPC- IDO Subsection 14-16-6-2(E)(1), p. 381

The proposed amendment would include additional professional qualifications that would make someone eligible to serve on the EPC. For example, “planning” as a qualification would be

expanded to include natural resource planning along with urban planning. Community organizing, or grassroots planning, would also be included. Experience in land use law or environmental law would also be recognized as relevant.

The amendment would expand the professional qualifications suitable for serving on the EPC. The experience would be consistent with what's already listed, but would cast a wider net in terms of attracting qualified candidates. Vacancies on the EPC have been challenging to fill, and the proposed amendment would help. Also, past commissioners with diverse backgrounds that include law and community organizing have served in the past. The proposed amendment would provide clarity and align practice with the provision in the IDO.

Policy Analysis: This amendment generally furthers the following Comprehensive Plan Goal and policy:

Goal 5.7 – Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comprehensive Plan.

Policy 5.7.2 - Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

As a review body, the EPC helps implement the Comprehensive Plan. The proposed amendment is another way to help implement the Comprehensive Plan, and more diverse membership could contribute to more equitable implementation. The regulatory framework in Subsection 6-2(E), regarding membership and qualifications of this board, would be updated correspondingly. The amendment generally furthers Goal 5.7 – Implementation Processes and Policy 5.7.2 - Regulatory Alignment.

Administrative Decisions, Site Plan- Administrative- IDO Subsection 14-16-6-5(G), p. 430, 444 and 446

The proposed amendments to Section 14-16-6 address administration and enforcement, and development review procedures; this section discusses those as related to the Site Plan Administrative process. An amendment to table 6-4-4 Allowable Amendments would allow amendments of prior approvals to be approved administratively by staff for decisions that would be able to be approved administratively if they were submitted as new applications.

Several amendments to IDO Subsection 14-16-6-5(G)(1)(d) relate Site Plan - Administrative. The amendments clarify that a property owner can apply for a new Site Plan - Administrative without having to amend a prior approval, unless the geography of the proposed site plan overlaps with portions of a prior-approved site plan that will remain in place [IDO Subsection 14-16-6-5(G)(1)(d)]. If there are any overlapping boundaries, an amendment of the prior approved site plan to remove the overlapping portions of the boundary is needed before a new site plan can be approved [IDO Subsection 14-16-6-5(G)(2)(b)].

Additionally, decisions made administratively for the replacement of a prior-approved site plan, as described above, would require the new site plan to be linked to the prior-approved site plan. The

project number, case number, site boundary, and date of the decision of the original approval shall be noted on the newly approved site plan [IDO Subsection 14-16-6-5(G)(2)(e)]. This would ensure that a connection is made between the newly approved site plan and the prior approved site plan.

Lastly, the amendments in this section would allow more conversion of non-residential development to residential use to be reviewed/decided administratively as an incentive to encourage re-use of existing buildings. The proposed amendment would change the threshold for administrative review from up to 100 units up to 200 units [IDO Subsection 14-16-6-5(G)(1)(e)1.c].

Policy Analysis: This amendment furthers the following Comprehensive Plan goals and policies:

Goal 5.7- Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan

Policy 5.7.2 -Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 5.7.4-. Streamlined Development: Encourage efficiencies in the development review process.

Policy 5.7.4.c. -Streamlined Development: Provide streamlined approval processes for projects that meet the intent of the Comp Plan.

Policy 5.7.6 -Development Services: Provide high-quality customer service with transparent approval and permitting processes.

Goal 9.1- Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Policy 9.1.1 -Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

Policy 9.2.1 -Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.

If approved, the proposed amendments would further Implementation Goal 5.7, Regulatory Alignment policy 5.7.2, Streamlined Development policy 5.7.4 and sub policy 5.7.4.a, and Development Services policy 5.7.6. The proposed changes would promote clarity and consistency in administration and enforcement by allowing amendments of prior approvals, that are within the same thresholds of new approvals to be reviewed administratively (Permit – Sign, Permit – Wall or Fence – Minor, Site Plan Administrative). The amendments would not only allow for consistency in the channels required for review, they would provide applicants an avenue for keeping a prior-approved site plan, while making the desired amendments in a concise manner.

The amendments regarding conversions of existing non-residential development to a residential use would also further the Supply Goal 9.1, Housing Options policy 9.1.1, and Compatibility Policy 9.2.1. These amendments would support efficient processes for future housing development, specifically conversions of existing non-residential development to residential uses. Allowing up to 200 units to be approved administratively would promote a greater housing supply and more housing options in the City. The proposed changes would also encourage the re-use and redevelopment of existing non-residential buildings, which is considered a sustainable practice. The re-use of existing buildings would also encourage compatibility of development, as the form and scale of the surrounding buildings are already established.

Policy Analysis: This amendment conflicts with the following Comprehensive Plan goals and policies:

Goal 4.2 – Process: Engage communities to identify and plan for their distinct character and needs.

Policy 5.7.5 Public Engagement: Provide regular opportunities for residents and stakeholders to better understand and engage in the planning and development process.

If approved, the proposed amendments would conflict with Process Goal 4.2, Community Engagement Policy 4.2.2, and Public Engagement Policy 5.7.5. Generally, public notice and meeting requirements for requests that can be approved administratively are not as extensive for decisions requiring a public meeting or hearing. For example, some do not require mailed notice to neighboring property owners. Additionally, requests requiring a public hearing (DRB, EPC) require applicants to provide community members an opportunity for a neighborhood meeting to discuss the proposed development. Though efficiencies are achieved with the proposed amendments, vehicles for public participation would be removed. These conflicts could be problematic for the change proposed to thresholds for Site Plan – Administrative 14-16-6-5(G)(1)(e)1.c (pg.444). Prior to the proposed amendment, conversions greater than 100 units would have gone to a decision-making body, such as the DRB, and would have required a neighborhood meeting offer, mailed notification, and a public hearing (Table 6-1-1 pg.375).

Decisions Requiring a Public Hearing or Meeting, Site Plan- DRB- IDO Subsection 14-16-6-6(I), p. 466 and 467

The following proposed amendments to IDO Subsection 14-16-6-6(I) pertain to the Site Plan - DRB process. They address replacing existing site plans, site plan geographies, and amendments to prior-approved site plans. The proposed change to 14-16-6-6(I) pg.466 clarifies that a property owner can replace an existing site plan with a new one per IDO uses, development standards, and procedures so long as its boundaries do not overlap with a prior-approved site plan that will remain in place.

Proposed site plans that have overlapping boundaries with other prior-approved site plans, would require an amendment of the prior-approved site plan to remove the portions of the overlapping boundaries before the new site plan can be approved IDO Subsection 14-16-6-6(I)(2)(c) (pg. 467).

The prior-approved site plan can be replaced regardless of whether it is still valid pursuant to Subsection 14-16-6-4(X) - Expiration of Approvals. Additionally, a proposed amendment to Subsection 14-16-6-6(I)(2)(e) (pg.467) provides a link between a prior approval and a new site plan by clearly showing the project number, case number, site boundary, and date of the Notice of Decision.

Policy Analysis: This amendment furthers the following Comprehensive Plan goals and policies:

Goal 5.7 Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 5.7.4. Streamlined Development: Encourage efficiencies in the development review process.

Policy 5.7.4.c. Streamlined Development: Provide streamlined approval processes for projects that meet the intent of the Comp Plan.

Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

If approved, the proposed amendments would further Implementation Goal 5.7, Regulatory Alignment policy 5.7.2, Streamlined Development policy 5.7.4 and sub policy 5.7.4.c, and Development Services policy 5.7.6. If approved, these amendments would allow efficient review and decision processes by allowing applicants to replace prior-approvals without amending them first, which would require separate review. If the proposed site plan fully encompasses a prior approval, and does not overlap with a separate prior-approval that is to remain, the prior approval can be replaced; i.e., the prior approval does not need to be amended or rescinded. The proposed amendments would require a link between the new site plan and the prior approval that was replaced via a project number, case number, site boundary, and date of Notice of Decision. This would ensure accurate tracking and record keeping of decisions and help facilitate streamlined development review services.

Decisions Requiring a Public Hearing or Meeting, Site Plan- EPC- IDO Subsection 14-16-6-2(E)(1), p. 468 and 469

The following amendments to IDO Subsection 14-16-6-6(J) pertain to the Site Plan - EPC process. They address replacing existing site plans, site plan geographies, and amendments to prior-approved site plans. The amendment under 6-6(J)(1)(b) (pg.468) clarifies that a property owner can replace an existing site plan with a new one per IDO uses, development standards, and procedures. The prior-approved site plan can be replaced regardless of whether it is still valid pursuant to Subsection 14-16-6-4(X) - Expiration of Approvals.

The amendments also address proposals that have overlapping boundaries with other prior-approved site plans and directs applicants to the proposed amendment under IDO Subsection 14-16-6-6(J)(2)(d) (pg. 468), which requires an amendment of a prior-approved Site Plan to remove

overlapping portions of the boundary before a new site plan can be approved. Additionally, a proposed amendment to Subsection 14-16-6-6(J)(2)(g) (pg.469) provides a link between a prior approval and a new site plan by requiring the new approved site plan to clearly show the project number, case number, site boundary, and date of the Notice of Decision.

Policy Analysis: This amendment furthers the following Comprehensive Plan goals and policies:

Goal 5.7- Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan

Policy 5.7.2- Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 5.7.4 -Streamlined Development: Encourage efficiencies in the development review process.

Policy 5.7.4.c.- Streamlined Development: Provide streamlined approval processes for projects that meet the intent of the Comp Plan.

Policy 5.7.6- Development Services: Provide high-quality customer service with transparent approval and permitting processes.

If approved, the proposed amendments would further Implementation Goal 5.7, Regulatory Alignment policy 5.7.2, Streamlined Development policy 5.7.4 and sub policy 5.7.4.c, and Development Services policy 5.7.6. If approved, these amendments would allow efficient review and decision processes by allowing applicants to replace prior-approvals without amending them first, which would require separate review. If the proposed site plan fully encompasses a prior approval, and does not overlap with a separate prior-approval that is to remain, the prior approval can be replaced; i.e., the prior approval does not need to be amended or rescinded. The proposed amendments would require a link between the new site plan and the prior approval that was replaced via a project number, case number, site boundary, and date of Notice of Decision. This would ensure accurate tracking and record keeping of decisions and help facilitate streamlined development review services.

Decisions Requiring a Public Meeting or Hearing- Subdivision of Land, Major- IDO Subsection 14-16-6-6(L)

The proposed amendment to 14-16-6-6(L)(1)(c) would clarify the term "property" to include a single lot or multiple contiguous lots at least 5 acres in specified zones and designated for residential development, or at least 20 acres in specified zones designated for residential development.

Policy Analysis: This amendment furthers the following Comprehensive Plan goals and policies:

Policy 5.7.2- Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 5.7.4- Streamlined Development: Encourage efficiencies in the development review process.

Policy 5.7.6- Development Services: Provide high-quality customer service with transparent approval and permitting processes.

If approved, the proposed amendments would further Regulatory Alignment policy 5.7.2, Streamlined Development policy 5.7.4, and Development Services policy 5.7.6. The proposed changes would clarify how to read and apply provisions in the IDO, which would result in more predictable development outcomes and consistent decision-making. The clarification regarding a single lot, or several contiguous lots would encourage a more efficient and consistent development process.

Subdivisions & Floating Zone Lines – IDO Subsection 14-16-6, multiple pages

The intent of this proposed amendment is to add language to the minor [14-16-6-6(k)(2)] and major [14-16-6-6(L)(2)(d)] subdivision process to require fixing floating zone lines prior to approval of a final plat. This new language would be similar to the language in the process for Zone Map Amendments. If a lot line does not coincide with a zone district boundary and therefore creates a “floating zone line” the applicant would need to obtain a Zone Map Amendment in order to establish zone boundaries and before a final plat could be approved. This subsection would help the applicant remove the “floating zone line” before receiving final plat approval in the Subdivision of Land -Minor and Major decision-making process. (Section 6)

Policy Analysis: This amendment furthers the following Comprehensive Plan goals and policies:

Goal: 5.3- Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.6 - Reassembly and Replating: Encourage property owner coordination to reassemble areas prematurely subdivided or platted that have inadequate right-of-way or drainage before infrastructure and services are extended.

Goal 5.7- Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

Policy 5.7.2- Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 5.7.4 -Streamlined Development: Encourage efficiencies in the development review process.

Policy 5.7.6 -Development Services: Provide high-quality customer service with transparent approval and permitting processes.

If approved, this amendment would further many Comprehensive Plan policies. The removal of a floating zone line could help mitigate negative impacts resulting from the subdivision process in residential areas and next to Major Public Open Space and private open space.

The intent of many of the proposed changes is to clarify how to read and apply provisions in the IDO, which will result in more predictable development outcomes and consistent decision-making. This additional review and decision criterion for Subdivision – Minor and Subdivision – Major would encourage a more efficient development and implementation process in review and decision-making by facilitating public reassembly and/or re-platting. The approval of this amendment will help to support high quality development by removing floating zone lines since the IDO's procedures and processes have been developed to effectively and equitably implement the Comprehensive Plan. The proposed amendment would result in more transparent approval and permitting processes.

Definitions, IDO Subsection 14-16-7-1, various pages

The intent of the proposed amendments to Definitions is to provide clarification and support for regulations and processes in the IDO and to ensure a common understanding of a given term. The proposed amendments include new Cannabis Definitions, new Measurement Definitions (façade, garage), and revisions to definitions for manufactured home and mobile home.

Policy Analysis: This amendment furthers the following Comprehensive Plan goals and policies:

Goal 5.7 -Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

Policy 5.7.2 -Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 5.7.4 -Streamlined Development: Encourage efficiencies in the development review process.

Policy 5.7.6 -Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The proposed amendments to Definitions would generally further Goal 5.7- Implementation Process because they would support improved procedures and processes to implement the Comprehensive Plan, as well as help to update the regulatory framework needed to support desired growth. Having clear definitions helps to encourage efficiencies in the development review process and create transparency, since definitions create a common understanding of a term, so policies 5.7.2, 5.7.4, and 5.7.6 are furthered.

However, there is one exception: the proposed definition of Site Layout Plan, p.579, which would create confusion. Site Plan is already a defined term, and administrative checklists are already available regarding what is shown on a site plan. The IDO does not contain detailed checklists (ex. front counter forms, site plan for building permit checklist), and, where these were referenced in regulations, they were removed. This proposed definition would create confusion with an existing, defined term and create an anomaly within the IDO, which would not support regulatory alignment, efficiencies, or transparency. Staff recommends removing the proposed definition and will work with the Staff who raised the concern to address it in a more appropriate forum.

IV. PUBLIC OUTREACH

Meetings and Presentations

Annual updates were reviewed at online public study sessions and open houses in September, October, and November 2021 via Zoom. At the first two meetings, Planning Staff presented the proposed amendments and then answered questions from participants. The presentations, in .pdf format and in video format, are posted on the project webpage at: <https://abc-zone.com>.

- Thursday, September 30 - Citywide Changes - Parts 1, 2, 4, + 5
- Friday, October 1 - Citywide Changes - Parts 6 + 7

Staff also hosted four open houses to answer questions and discuss the proposed changes.

- Thursday, October 7, 5:30 - 7 p.m.
- Friday, October 8, 12-1:30 p.m.
- Tuesday, October 12, 12-1:30 p.m.
- Friday, November 12, 12-1:30 p.m.

The EPC held a study session regarding the proposed 2020 IDO amendments on December 9, 2021. This was a publically-noticed meeting.

V. NOTICE

Required Notice for the EPC Hearing

For an Amendment to IDO Text, the required notice must be published, e-mailed, and posted on the web (see Table 6-1-1: Summary of Development Review Procedures). A neighborhood meeting is not required for an Amendment to IDO Text-City-wide. The City published notice of the EPC hearing on November 29, 2021, the legal ad, in the ABQ Journal newspaper.

E-mail notice was sent to the two representatives of each Neighborhood Association and Coalition registered with the Office of Neighborhood Coordination pursuant to the requirements of IDO Subsection 14-16-6-4(K)(2)(a) (see attachments). Representatives without e-mail addresses were mailed first class letters.

The City posted notice of the EPC hearing on the Planning Department website at this address: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>.

The City also posted notice of the application and EPC hearing on the project website at this address: <https://abc-zone.com/ido-annual-update-2021>

The City posted all proposed changes to the IDO on the project webpage beginning on September 22, 2021: <https://abc-zone.com/ido-annual-update-2021>

Additional Notice Provided

E-mail notice about the application and the EPC hearing was sent to approximately 10,000 subscribers to the ABC-Z project update email list on October 29, 2021 (see attachments).

Both the neighborhood association notification letter and the email notice to 10,000 residents and stakeholders included information about the public open house meeting held on November 12, 2021 to review the proposed amendments.

VI. AGENCY & PUBLIC COMMENTS

Agency Comment

One substantive agency comment, from PNM, was received (see attachment). PNM proposes new language, to be added to IDO Subsection 14-16-6-6(M)(2)(f) as a new number 3, that would require a purchasing property owner to contact the affected utility provider and either grant an easement for existing utilities or relocate the affected utilities at the property owner's expense.

3. In circumstances where there are existing public and/or private utilities located in vacated Public Right-of-way (e.g. water/sewer lines, electric lines, drainage facilities), the following shall be done as part of the Subdivision of Land – Minor or Subdivision of Land - Major:
 - a. The purchasing property owner shall contact the affected utility provider(s) and grant easement(s) for the existing utilities as acceptable to the utility provider(s); or
 - b. The purchasing property owner shall contact the affected utility provider(s) and relocate the affected utilities as acceptable to the utility provider(s) at the property owner's expense.

Staff checked with DRB staff regarding the proposed amendment to 14-16-6-6(M). DRB staff confirmed that the proposed amendment would put standard practice into words and would not be a departure from the current process.

Public and Neighborhood Comments

Staff has received approximately 50 written comments regarding the proposed text amendments from interested parties that include neighborhood organizations, individuals and other organizations. Some comments are a response to the IDO Annual Update 2021 Spreadsheet, posted on the ABC-Z project website <https://abc-zone.com>, which provided an opportunity to pin a comment directly onto a line-item of the spreadsheet (see attachments).

Other comments were submitted as letters (see attachments). Neighborhood organizations that commented include, but are not limited to, the Santa Fe Village Neighborhood Association (NA), the Nob Hill NA, the Westside Coalition of NAs, the Knapp Heights NA, the District 4 Coalition of NAs, the Southeast Heights NA, the District 6 Coalition of NAs, the Victory Hills NA, the Elder Homestead NA, and the District 7 Coalition. There is also a consolidated comment letter from the Inter-Coalition Council IDO Committee, which consists of members from various neighborhood coalitions and associations (see attachment). They included a spreadsheet to indicate whether they considered the proposed changes to be substantive or technical and whether there is community support or opposition. Some other groups also included a spreadsheet with their letter(s).

Most organizations that commented provided feedback on several proposed text amendments; others offered more specific comments and focused on a few. Some comments include suggested changes to the proposed text amendments. Several comments express concern about the IDO update process and state that their organizations would have liked more time to better understand the proposed amendments.

In general, most neighborhood groups tend to oppose the proposed amendments regarding overnight shelter, religious institution, and walls and fences and have several questions about these. Perhaps the concerns can be addressed and conditions of approval could be applied to create a compromise. Most neighborhood groups tend to support the proposed amendments regarding adding and/or clarifying use-specific standards, remedying internal conflicts within the IDO, and expanding qualifications to serve on the EPC.

A) Comments by Topic- pinned to the spreadsheet online

General Provisions, Purpose 14-16-1-3, page 1

Comments received were primarily focused on the language of the proposed amendment, specifically, the order in which the interested parties are listed.

Overnight Shelters - Table 4-2-1, page 145

Comments received were generally opposed to the amendments to table 4-2-1 regarding Overnight Shelters in the MX-M and MX-H zones. A general concern among the public is changing the use from Conditional to Permissive in the MX-H zone, thus removing it from the Conditional Use approval process. During the Conditional Use approval process, the public has an opportunity to express support or opposition. Another concern is the potential for Overnight Shelters to overburden specific districts, particularly those which are low income. The public would like to ensure that these types of services are evenly distributed among the City and that they have an opportunity to express their concerns.

Religious Institution Use Specific Standards 14-16-4-3(C)(8)(a), page 160

Neighbors are generally opposed to this amendment; however, there was a comment that expressed support and had proposals regarding campgrounds and their use as services for vulnerable populations. One comment stated that any non-profit organization or governmental agency should be allowed to operate campgrounds as a service for vulnerable populations. Additionally, the Use Specific Standards were written for campgrounds being used in a recreational context, not as a service for the unhoused. The Use Specific Standards for campgrounds may cause there to be only a few large encampments, rather than many dispersed, smaller encampments. There should be Use Specific Standards that consider the context and purpose of the campground, i.e., recreational campgrounds vs. campgrounds designed to meet specialized needs. Similar to overnight shelters, a major concern regarding the proposed amendment is removing the opportunity for the public to voice their concerns.

Cannabis Retail 14-16-4-3(D)(35) page 176 and Cannabis -derived Products Manufacturing Use-Specific Standards 14-16-4-3(E)(3)(f), page 187.

The public expressed concerns regarding enforcement, and asked how the city would enforce Cannabis and related provisions considering it is a new use.

Walls and Fences IDO Table 5-7-1, page 310

Public comment received is generally opposed to changes made to IDO Table 5-7-1 Wall and Fences, Maximum Height. The public is concerned that the change may impact the character of existing neighborhoods in which walls were built under current regulation (maximum 3 feet).

B) Overview of Comments by Topic- from letters received

General Provisions, Purpose 14-16-1-3, page 1

Staff received comments that were generally opposed to the new language proposed under section 14-16-1-3. The Santa Fe Village Neighborhood Association expressed that, “this statement suggests that an affected party’s interests, which may be in conflict with the ABC Comp Plan or existing purpose statements, have credence in the name of ‘balance’ or some undefined determination of equity of interest”. Comments also state that there are processes already in place to address differing interests including DRB, EPC, LUPZ, and City Council.

Overnight Shelters - Table 4-2-1, page 145

Comments received generally oppose the proposed amendments to table 4-2-1 regarding Overnight Shelters in the MX-M and MX-H zones. The SFFVNA is concerned that the proposed amendment would “disproportionately affect neighborhoods of lower income and those that are already seeing the impact of folks experiencing homelessness”. Another member of the public stated that it would be difficult to assess the impact on surrounding neighborhoods, without showing and analyzing the proximity of MX-M and MX-H zones to residential zones.

Generally, the public would rather see this as a conditional use in high intensity zones as currently shown in the IDO (MX-H, NR-C, NR-BP, NR-LM, NR-GM). A member of the public proposed that the Use Specific Standards for Overnight Shelters should have a maximum capacity of 25-30 occupants, and that the distance separation between overnight shelters should be increased (i.e. 1.5 miles vs. 1,500 feet) to mitigate the impacts to surrounding area.

Religious Institution Use Specific Standards 14-16-4-3(C)(8)(a), page 160

Neighbors are generally opposed to this amendment. They expressed that major issues such as homelessness should not solely be addressed using zoning and land use regulations and suggest that that the City should use a more comprehensive approach to address homelessness. Some members of the public propose that these should be considered more thoroughly or be removed from the proposed amendments altogether.

Walls and Fences IDO Table 5-7-1, page 310

Public comment received is generally opposed to changes to IDO Table 5-7-1 Wall and Fences, Maximum Height. The SFFVNA is concerned that this will be the first of many heights increases, and that the change is not adequately justified. The public is concerned that the change may impact the character of existing neighborhoods in which walls are built under current regulation (maximum 3 feet).

Outdoor Lighting 14-16-5-8(D)(2), page 324 and 325

Several members of the public expressed that lighting regulations should be measured in lumens rather than watts. The text addressing visibility of outdoor light fixtures should specify which lights are exempt from the provision rather than removing the requirement.

Review & Decision-making Bodies, Environmental Planning Commission IDO Section 14-16-6-2 (E)(1), p. 381

There is support for this proposed amendment. The SFVNA states that “this proposed amendment would broaden the relevant professional background and expertise of those eligible to serve on the EPC. We believe it will be as asset to the EPC and to the City for those who serve to bring perspectives from additional professions and experiences as they act to assure adherence to the IDO in planning, zoning and development across the city”.

Administrative Decisions, Site Plan - Administrative IDO Section 14-16-6-5 (G)(1)(e) 1.c, page 444

Staff received comments opposed to this amendment because it would remove a vehicle for public participation. One comment stated “the interests of all concerned, residents, nearby neighborhoods, potential occupants of new dwelling units, developers and the City benefit from maximally transparent, thoroughly vetted and thoughtful review”.

Definitions 14-16-7

Transit Definitions: Peak Service Frequency and Transit Route Frequency

Staff received comments opposed due to the operationalization of the definition to provide parking reductions. Some comments expressed that the definitions do not fully encompass availability of transit during outside of peak periods and should consider the overall connectivity of available, nearby transit.

VII. CONCLUSION

The request is for City-wide text amendments to the IDO. The Planning Department has compiled approximately 65 proposed changes and analyzed them for the EPC’s review and recommendation to the City Council.

The request meets relevant application and procedural requirements in IDO Subsection 14-16-6-7(D) for City-wide text amendments and is consistent with the Annual Update process established by IDO Subsection 14-16-6-3(D). This request meets the review and decision criteria for City-wide text amendments in IDO Subsection 14-16-6-7(D)(3).

The proposed changes generally further a preponderance of applicable Comprehensive Plan Goals and policies from Chapter 5- Land Use, pertaining to efficient development patterns, implementation process, and regulatory alignment. Goals and policies regarding resilient economy and housing are also generally furthered.

Planning Staff held online study sessions and open houses on the proposed changes. Staff presented the proposed amendments and discussed them. The request was announced in the Albuquerque Journal, on the ABC-Z project webpage, and by e-mail to a distribution list of over 10,000 addresses. The Planning Department provided notice to neighborhood representatives via e-mail as required, and via mail for those without an e-mail address on file.

Interested parties including various neighborhood groups, individuals, and organizations provided comments that cover a variety of topics. Topics generating the most interest and/or concern are overnight shelters, religious institution, and walls and fences. Some neighborhood organizations expressed concern about the process and would like to have questions about some of the proposed text amendments.

Staff recommends that the EPC forward a recommendation of approval to the City Council, subject to the recommended findings and conditions of approval herein.

RECOMMENDED FINDINGS – RZ-2021-00048, December 16, 2021 – Text Amendments to the IDO, City-wide

1. The request is for various City-wide, legislative amendments to the text of the Integrated Development Ordinance (IDO) for the Annual Update required by IDO Subsection 14-16-6-3(D). The proposed City-wide amendments, when combined with the proposed Small-area amendments, are collectively known as the 2020 IDO Annual Update.
2. These City-wide text amendments are accompanied by proposed text amendments to Small Areas within the City, which were submitted separately pursuant to Subsection 14-16-6-7(E) and are the subject of another Staff report (RZ-2021-00049).
3. The IDO applies City-wide to land within the City of Albuquerque municipal boundaries. The IDO does not apply to properties controlled by another jurisdiction, such as the State of New Mexico, Federal lands, and lands in unincorporated Bernalillo County or other municipalities.
4. The EPC's task is to make a recommendation to the City Council regarding the proposed amendments to IDO text. As the City's Planning and Zoning Authority, the City Council will make the final decision. The EPC is a recommending body to the Council and has important review authority. This is a legislative matter.
5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
6. Since November 2020, Staff has collected approximately 65 proposed amendments to language in the IDO requested by neighbors, developers, Staff, and the Administration. The proposed changes, which would improve the effectiveness and implementation of adopted regulations, are intended to address community-wide issues, foster economic development, and clarify regulatory procedures, while balancing these needs with the Comprehensive Plan vision of protecting and enhancing existing neighborhoods.
7. The request meets the review and decision criteria for Amendment to IDO Text-Citywide in IDO Subsection 14-16-6-7(D)(3)(a-c), as follows:
 - A. Criterion a: The proposed City-wide text amendments are generally consistent with the spirit and intent of the Comprehensive Plan, and other policies and plans adopted by the City Council, because they would generally help guide growth and development and identify and address significant issues in a holistic way (Comprehensive Plan, p. 1-5). The proposed changes are consistent with Comprehensive Plan Goals and policies that direct the City to adopt and maintain an effective regulatory system for land use and zoning.
 - B. Criterion b: The proposed amendment does not apply to only one lot or development project.

Rather, the proposed IDO text amendments-City-wide would apply throughout the City (and not to only one lot or development project) and, therefore, are legislative in nature.

C. Criterion c: The request generally promotes the public health, safety, and welfare of the City because, overall, it is generally consistent with a preponderance of applicable Goals and policies in the Comprehensive Plan. The proposed changes are intended to address community-wide issues, foster economic development, and clarify regulatory procedures, while balancing these needs with the Comprehensive Plan vision of protecting and enhancing existing neighborhoods.

8. The request generally furthers the following, relevant Articles of the City Charter:

A. Article I, Incorporation and Powers. Amending the IDO via text amendments is consistent with the purpose of the City Charter to provide for maximum local self-government. The revised regulatory language and processes in the IDO would generally help implement the Comprehensive Plan and help guide future legislation.

B. Article IX, Environmental Protection. The proposed City-wide text amendments would help ensure that land is developed and used properly and that an aesthetic and humane urban environment is maintained. The IDO is the implementation instrument for the City's Comprehensive Plan, which protects and promotes health, safety, and welfare in the interest of the public. Commissions, Boards, and Committees would have updated and clarified regulations to help facilitate effective administration of City policy in this area.

C. Article XVII, Planning.

i. Section 1. Amending the IDO through the annual update process is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. The IDO will help implement the Comprehensive Plan and ensure that development in the City is consistent with the intent of any other plans and ordinances that the Council adopts.

ii. Section 2. Amending the IDO through the annual update process will help the Administration to implement the Comprehensive Plan vision for future growth and development, and will help with the enforcement and administration of land use plans.

9. The request generally furthers the following, applicable Goal and Policy pair in Chapter 5- Land Use, pertaining to efficient development:

Goal 5.3 - Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1 - Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The proposed text amendments would generally help promote development patterns that maximize the utility of existing infrastructure and public facilities. For example, allowing overnight shelters in the MX zones and campgrounds on existing religious institutions could encourage and promote infill development, which by definition uses existing infrastructure

and public facilities. Some proposed changes (site plans, definitions) would clarify provisions in the IDO, which would generally help support the efficient use of land.

10. The request generally furthers the following, applicable Goal and policies in Chapter 5- Land Use, pertaining to implementation and process:

- A. Goal 5.7 - Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comprehensive Plan.

The IDO annual update is a procedure to support continued efforts to effectively and equitably implement the Comprehensive Plan; an updated regulatory framework is the result. The proposed text amendments would also improve the connection between applicable Comprehensive Plan Goals and policies and the IDO.

- B. Policy 5.7.2 - Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

The proposed text amendments include changes to clarify how to apply provisions in the IDO (site plans, transitions from previous regulations, definitions), which would generally help align the regulatory framework to support desired growth, economic development, housing, and more consistent outcomes.

- C. Policy 5.7.6 - Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The IDO annual update results in an updated and clarified regulatory framework, which is part of the foundation for a transparent approval and permitting process. The proposed text amendments include changes to clarify how to apply provisions in the IDO (site plans, transitions from previous regulations, definitions), which would generally contribute to a more consistent process and support providing high-quality customer service.

11. The request generally furthers the following, applicable policy in Chapter 5- Land Use, pertaining to Locally Unwanted Land Uses (LULUs):

Policy 5.3.7 - Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

The proposed text amendments address overnight shelters and campgrounds, which can be considered LULUs. The changes would help facilitate a more equitable distribution of these uses, which are useful to society but often objectionable to immediate neighbors, and help ensure that they are distributed more evenly. The proposed amendment would allow these uses permissively, at existing religious institutions and in the MX-M and MX-H zones. Since religious institutions are often located in residential areas, some established neighborhoods could be affected more than other locations. However, the use-specific standards would be clarified and would continue to apply to protect neighborhoods.

12. The request generally furthers the following, applicable Goals and policy in Chapter 7- Urban Design, pertaining to streetscapes and parking:

- A. Goal 7.1 Streetscapes & Development Form: Design streetscapes and development form to create a range of environments and experiences for residents and visitors.

The proposed text amendments would generally help create a range of environments and experiences through designed streetscapes and development forms. The IDO implements this goal through zoning standards appropriate for each zone district and in different contexts (ex. next to residential neighborhoods or Major Public Open Space). Proposed changes regarding parking requirements, parking structure design, and street frontage landscaping would establish and/or clarify applicable standards in the appropriate context. The request generally furthers Goal 7.1- Streetscapes & Development Form.

- B. Goal 7.4 - Context-Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

The proposed text amendments include changes that would generally enable parking to be more context-sensitive and appropriate for the built environment surrounding it.

- C. Policy 7.4.2 - Parking Requirements: Establish off-street parking requirements based on development context.

The proposed text amendments include changes to clarify parking requirements (ex. for pre-1965 buildings, artesian manufacturing, and accessible parking) and parking structure design (when loading docks are involved) so that they would better match the applicable development context and complement the surrounding built environment.

13. The request generally furthers the following, applicable policy in Chapter 8- Economic Development:

- Policy 8.1.2 - Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The proposed text amendments would generally encourage economic development, which would foster a more robust, resilient, and diverse economy, because they include changes to clarify requirements (ex. parking, site plans), definitions, and development processes. These changes would contribute to improved predictability and consistency in the development process that would generally help support economic development efforts.

14. The request generally furthers the following, applicable Goals and policy in Chapter 9- Housing, pertaining to vulnerable populations and services:

- A. Goal 9.4- Homelessness: Make homelessness rare, short-term, and non-recurring.

The proposed text amendments would help the community work toward making homelessness more rare, short-term, and non-recurring by providing additional options for shelter.

- B. Policy 9.4.2- Services: Provide expanded options for shelters and services for people experiencing temporary homelessness.

The proposed text amendments would create additional ways to provide expanded shelter and service options for people experiencing temporary homelessness.

- C. Goal 9.5-Vulnerable Populations: Expand capacity to provide quality housing and services to vulnerable populations.

The proposed text amendments would help the most vulnerable populations, which includes under-housed persons, by expanding the City's capacity to provide housing and services.

15. The proposed text amendments to make overnight shelter a permissive use in the MX-M zone (size limit 25,000 sf), a permissive (from conditional) use in the MX-H zone, and specify the use as an indoor use generally further applicable Comprehensive Plan Goals and Policies regarding homelessness and housing. However, comments received indicate opposition and express concern about the potential proliferation of such shelters and proximity to established residential uses. See proposed Condition 2.
16. The proposed text amendments to make campground an incidental activity for religious institutions (no conditional use permit required) and state that all applicable campground regulations would apply both further and conflict with applicable Comprehensive Goals and policies regarding development patterns, infill and housing (furthers) and character, neighborhoods, and LULUs (conflicts). Comments received indicate opposition. A primary concern is that a more comprehensive approach than zoning and land use regulations is needed to address homelessness. See proposed Condition 3.
17. The proposed text amendments to make the maximum wall height 4 feet (instead of 3 feet) for front or street side yards, allow this to be decided by Staff rather than through the ZHE process, and add standards applicable in MX zone districts both further and conflict with applicable Comprehensive Goals and policies regarding identity and design, neighborhoods, and community character (furthers) and identity and design, distinct built environments, and natural and cultural features. Comments received, in opposition, express concern that the request is not adequately justified and that it could impact the character of existing neighborhoods in which walls were built under current regulations. See proposed Condition 4.
18. The proposed text amendments to raise the threshold for Staff/administrative review of residential conversions to 200 units (from 100 units) both further and conflict with Comprehensive Plan Goals and policies regarding implementation process, streamlined development, and housing (furthers) and process and public engagement (conflicts). Comments received, in opposition, express concern that the request would remove a vehicle for public participation in the development process. See proposed Condition 5.

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19. For cases in which a proposed text amendment would conflict with applicable Comprehensive Plan Goals and/or policies, Staff has provided conditions for recommendation of approval that address the conflicts.
 20. For an Amendment to IDO Text-City-wide, the required notice must be published, mailed, and posted on the web (see Table 6-1-1). A neighborhood meeting is not required. The City published notice of the EPC hearing as a legal ad in the ABQ Journal newspaper. First class mailed notice was sent to the two representatives of each Neighborhood Association and Coalition registered with the Office of Neighborhood Coordination (ONC) as required by IDO Subsection 14-16-6-4(K)(2)(a). Notice was posted on the Planning Department website and on the project website.
 21. In addition to the required notice, on October 29, 2021 e-mail notice was sent to the approximately 10,000 people who subscribe to the ABC-Z project update e-mail list.
 22. The IDO Annual Updates were reviewed at online public study sessions on September 30 and October 1, 2021 via Zoom. Planning Staff presented the proposed amendments and answered questions from participants. Staff also hosted four open houses on October 7, October 8, October 12, and November 12, 2021. The presentations, in .pdf format and in video format, are posted on the project webpage at: <https://abc-zone.com>.
 23. The EPC held a study session regarding the proposed 2021 IDO text amendments on December 9, 2021. This meeting was publicly noticed.
 24. As of this writing, Staff has received approximately 45 written comments from neighborhood groups, individuals, and organizations. Comments were submitted as letters; some with a spreadsheet attached. Other comments (approximately 50) were submitted online and pinned to the spreadsheet of proposed text amendments on the ABC-Z project website.
 25. In sum, most neighborhood groups tend to oppose the proposed amendments regarding overnight shelter, religious institution, and walls and fences and have several questions about these. Most neighborhood groups tend to support the proposed amendments regarding adding and/or clarifying use-specific standards, remedying internal conflicts within the IDO, and expanding qualifications to serve on the EPC.
 26. Though some comments oppose individual proposed amendments, and others recommend changes, there is general support for the request as a whole. The recommended Conditions of Approval address many issues raised in the comments.

RECOMMENDATION – RZ-2021-00048 – December 16, 2021 – Text Amendments to the IDO, City-wide

That a recommendation of APPROVAL of PR-2018-001843, RZ-2021-00048, a request for City-wide, legislative Amendments to the text of the IDO, be forwarded to the City Council based on

the preceding Findings and subject to the following Conditions for recommendation of approval.

CONDITIONS FOR RECOMMENDATION OF APPROVAL– RZ-2021-00048 – December 16, 2021 – Amendment to IDO Text City-wide

1. The proposed amendments in the spreadsheet “IDO Annual Update 2021 – EPC Review - Citywide” (see attachment) shall be adopted, except as modified by the following conditions:

- A. Spreadsheet p. 15, multiple pages, Subdivisions and Floating Zone Lines:

In Section 6, Subsection 14-16-6-6(K)(2) and 14-16-6-6(L)(2)(d), revise text as follows: "If the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e. create a "floating zone line"), the applicant shall obtain a Zoning Map Amendment - EPC or Zoning Map Amendment - City Council , as applicable, to establish zone boundaries that coincide with the lot line before a final plat ~~shall~~ can be approved.

- B. Spreadsheet p. 20, IDO p. 579: Delete proposed definition- Site Layout Plan.

FOR CONDITIONS 2 THROUGH 5, THE EPC MUST SELECT 1 OPTION AND DELETE THE OTHER OPTIONS:

2. Overnight Shelter Use-Specific Standards (see Finding 15). Spreadsheet p. 3, IDO p. 158.

- A. Option A- leave the proposed amendment as written:

“In the MX-M zone district, this use shall not exceed 25,000 square feet. Over that size, a Conditional Use approval shall be required pursuant to Subsection 14-16-6-6(A)”.

- B. Option B- revise the proposed amendment as follows:

“In the MX-M zone district, this use shall not exceed ~~25,000~~ 10,000 square feet. Over that size, a Conditional Use approval shall be required pursuant to Subsection 14-16-6-6(A)”.

- C. Option C - revise the proposed amendment as follows:

In Table 4-2-1, make this use conditional (C) in MX-M and add a new use-specific-standard as follows: “In the MX-M zone district, a Conditional Use approval shall be required pursuant to Subsection 14-16-6-6(A)”.

- D. Option D- revise the proposed amendment to remove reference to MX-M. Overnight Shelter would continue to be prohibited in the MX-M zone. This option would leave the proposed changes to MX-H in place.

- E. Option E – revise the proposed amendment to make overnight shelter permissive (P) in the following non-residential zone districts where it is currently a conditional use: NR-C and NR-BP. Overnight Shelter would continue to be conditional in MX-H and prohibited in the MX-M zone.

3. Religious Institutions Use-Specific Standards (see Finding 16). Spreadsheet p. 3, IDO p. 160.

A. Option A- leave the proposed amendment as written:

“Incidental activities, including but not limited to recreational, educational, overnight shelters, and campgrounds, are allowed, provided that the following conditions are met:

1. All incidental facilities must be operated by the religious institution.
2. Overnight shelters must comply with all applicable State and local regulations for overnight shelters. For the purposes of this IDO, a conditional use approval is not required, but the use-specific standards for overnight shelters pursuant to IDO Subsection 14-16-4-3(C)(6) do apply.”

B. Option B- revise the proposed amendment to keep campgrounds conditional for religious institutions, which would provide an opportunity for public review and conditional of approval to be required to mitigate any negative impacts.

“Incidental activities, including but not limited to recreational, educational, overnight shelters, and campgrounds, are allowed, provided that the following conditions are met:

1. All incidental facilities must be operated by the religious institution.
2. Overnight shelters must comply with all applicable State and local regulations for overnight shelters. For the purposes of this IDO, a conditional use approval is ~~not~~ required, but and the use-specific standards for overnight shelters pursuant to IDO Subsection 14-16-4-3(C)(6) apply.”

4. Wall and Fences, Maximum height (see Finding 17). Spreadsheet p. 8, IDO p. 310.

A. Option A- leave the proposed amendment as written:

Revise wall height in the front yard or street side yard as follows:

“Residential : 4 ft. ~~3-ft.~~

Mixed-use: 4 ft. ~~3-ft.~~

Non-residential: 4 ft. ~~3-ft.~~”

B. Option B- revise the proposed amendment as follows:

“Residential : 4 ft. ~~3-ft.~~

Mixed-use: 4 ft. ~~3-ft.~~

Non-residential: 4 ft. ~~3-ft.~~” Except for corner lots, which shall not exceed 3 feet.

C. Option C- delete the proposed amendment. Maximum wall height would continue to be 3 feet in residential, mixed-use, and non-residential zones.

D. Option D – revise the proposed amendment to add the requirement that in any zone district, front and side walls in any corner lot incorporate at least 2 feet of view fencing.

-
5. Administrative Decisions, Site Plan-Administrative, residential conversions (see Finding 18). Spreadsheet p. 12, IDO p. 444.

A. Option A- leave the proposed amendment as written:

“All conversions of existing non-residential development to a residential use containing no more than 200 ~~100~~ dwelling units.”

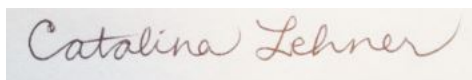
B. Option B- revise the proposed amendment as follows:

“All conversions of existing non-residential development to a residential use containing no more than 150 ~~100~~ dwelling units.”

C. Option C- delete the proposed amendment. The threshold for administrative (Staff) review of residential conversions would continue to be 100 dwelling units.

6. Condition from PNM: Revise IDO Subsection 14-16-6-6(M)(2)(f)2 to make the last sentence a new subsection a and add the following text as a new b:

Where existing public and/or private utilities (e.g. water/sewer lines, electric lines, drainage facilities, etc.) are located in vacated public right-of-way, the purchasing property owner shall contact the affected utility provider(s) and grant easement(s) for the existing utilities as acceptable to the utility provider(s) or relocate the affected utilities as acceptable to the utility provider(s) at the property owner's expense.



Catalina Lehner, AICP
Senior Planner



Sergio Lozoya
Planner

Notice of Decision cc list:

List will be finalized subsequent to the EPC hearing on December 16, 2021.

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development
No comments.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER: none

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division- no comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No adverse comments to zone change.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

No adverse impacts.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

Please see attached memo dated 1-14-2021

APPLICANT INFORMATION

CITY OF ALBUQUERQUE



Planning Department
PO Box 1293
Albuquerque NM 87103

October 28, 2021

Timothy MacEachen, Chair
Environmental Planning Commission
c/o City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Chair MacEachen,

In conjunction with the 2021 annual update application for citywide changes, the City of Albuquerque is submitting an application for Amendments to IDO Text – Small Area. This application proposes to prohibit cannabis uses within the Old Town Historic Protection Overlay zone (HPO-5).

Because this amendment would only affect a small area, the City's review/decision process for this application is quasi-judicial. The Environmental Planning Commission's role is to review and provide a recommendation to the City Council, the City's ultimate planning and zoning authority.

PO Box 1293

Albuquerque

NM 87103

In order for the City's land use, zoning, and development regulations to stay up-to-date, the IDO has an annual update process built into its regulatory framework. Together with the citywide application, these proposed amendments to the IDO text are consistent with the required Annual Update process described in IDO Subsection 14-16-6-3(D). The Planning Department has compiled the requested changes and is now submitting the proposed amendments for EPC's review and recommendation in December. A detailed staff analysis of the amendments will be submitted to the EPC, which will include an analysis of the decision criteria set forth in IDO Subsection 14-16-6-7(E)(3).

www.cabq.gov

These amendments were reviewed at a series of 2 public meetings and 4 Open House meetings in September and October. Planning staff held a Neighborhood Meeting on October 6, as required by Table 6-1-1 for Amendment to IDO Text – Small Area and specified in IDO Subsection 14-16-6-4(C). A summary report of these meetings is included in the full application.

Sincerely,


Alan Varela, Interim Director
Planning Department



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input checked="" type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: City of Albuquerque, Planning Department / Urban Design & Development		Phone: 505-924-3860
Address: 1 Civic Plaza NW		Email: mrenz-whitmore@cabq.gov
City: Albuquerque	State: NM	Zip: 87103
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Amendment to IDO Text – Citywide for the 2020 IDO Annual Update, as required by Section 6-3(D) of the IDO.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Citywide	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Citywide	Between:	and:
--------------------------------------	----------	------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Project #2018-001843 / Case # RZ-2020-00046 IDO Annual Update – 2020 / Case # RZ-2019-00046 IDO Annual Update – 2019; Project # 1001620 / Case #16EPC-40082 – Adoption of the IDO

Signature:	Date: October 28, 2021
Printed Name: Mikaela Renz-Whitmore	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

Form Z: Policy Decisions

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

☒ **INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)**

n/a Interpreter Needed for Hearing? no if yes, indicate language: _____

02 Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

n/a Letter of authorization from the property owner if application is submitted by an agent

n/a Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)

n/a Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

___ Plan, or part of plan, to be amended with changes noted and marked

___ Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable

___ Required notices with content per IDO Section 14-16-6-4(K)(6)

___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

___ Proof of emailed notice to affected Neighborhood Association representatives

___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

☒ **AMENDMENT TO IDO (TEXT) – Amendment to IDO Text – Citywide**

03 Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked

n/a Proof of Pre-submittal Neighborhood Meeting per IDO Section 14-16-6-4(C)

04 Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable

05 Required notices with content per IDO Section 14-16-6-4(K)(6)

X Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first-class mailing

X Proof of emailed notice to affected Neighborhood Association representatives

n/a Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first-class mailing (to property owners) **Amendment to IDO Text – Citywide**

☐ **ZONING MAP AMENDMENT – EPC**

☐ **ZONING MAP AMENDMENT – COUNCIL**

___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)

___ Required notices with content per IDO Section 14-16-6-4(K)(6)

___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first-class mailing

___ Sign Posting Agreement

☐ **ANNEXATION OF LAND**

___ Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*

___ Petition for Annexation Form and necessary attachments

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)

___ Board of County Commissioners (BCC) Notice of Decision

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: _____

Date: October 28, 2021

Printed Name: Mikaela Renz-Whitmore

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number: _____

Case Numbers

-

-

Staff Signature: _____

Date: _____



PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. **PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

Official Use only		
PA#: 21-216	Received By: Diego Ewell	Date: 10/4/2021
APPOINTMENT DATE & TIME: N/A		

Applicant Name: CABQ - Mikaela Renz-Whitmore Phone#: 505-924-3932 Email: abcto@cabq.gov

PROJECT INFORMATION:

For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.

Size of Site: Citywide Existing Zoning: Multiple Proposed Zoning: Multiple

Previous case number(s) for this site: PR # 2018-001843

Applicable Overlays or Mapped Areas: All

Residential – Type and No. of Units: N/A

Non-residential – Estimated building square footage: N/A No. of Employees: N/A

Mixed-use – Project specifics: N/A

LOCATION OF REQUEST:

Physical Address: Citywide Zone Atlas Page (Please identify subject site on the map and attach) All

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

This is the 2021 annual update for the Integrated Development Ordinance. Proposed changes will be decided by City Council as a legislative matter.

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

None at this time.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-216 Date: 10/18/21 Time: N/A (sent via email to)

Address: Citywide

AGENCY REPRESENTATIVES

Planning: Catalina Lehner (clehner@cabq.gov) James Aranda (imaranda@cabq.gov)

Zoning/Code Enforcement: Angelo Metzgar (ametzgar@cabq.gov)

Fire Marshal: Antonio Chinchilla (achinchilla@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)

Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

Water Authority: David Gutierrez - dggutierrez@abcwua.org or call 505.289.3307; 505.241.9630

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

*Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST: 2021 annual update for Integrated Development Ordinance.

SITE INFORMATION:

Zone:

Size: Approx.

Use:

Overlay zone:

Comp Plan Area of:

Comp Plan Corridor:

Comp Plan Center:

MPOS or Sensitive Lands:

Parking: 14-16 5-5

MR Area:

Landscaping: 14-16 5-6

Street Trees: 14-16 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-2: Mixed-use Zone District Dimensional Standards or Table 5-1-1: Residential Zone District Dimensional Standards or Table 5-1-3: Non-residential Zone District Dimensional Standards or PD - As applicable to the most similar use or district as shown in Section 14-16-5-1, unless different standards are approved in the PD approval process. or The PC zone dimensional standards are per the relevant Framework Plan

*Neighborhood Organization/s: Citywide

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods.resources.*

PROCESS:

Type of Action: 6-7(D) Amendment to IDO Text- Citywide

Review and Approval Body: EPC/City Council

Is this a PRT requirement? Yes (Table 6-1-1)

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-216 Date: 10/18/21 Time: N/A (sent via email)

Address: Citywide

NOTES:

See the **Integrated Development Ordinance**

<https://documents.cabq.gov/planning/IDO/IDO-2019-Effective-2020-11-02.pdf>

Download Forms & Applications

<https://www.cabq.gov/planning/online-forms>

New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- Neighborhood Meeting - <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- Public Notice - <http://www.cabq.gov/planning/urban-design-development/public-notice>

Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at mgould@cabq.gov.

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-216 Date: 10/18/21 Time: N/A (sent via email)

Address: Citywide

Zoning Comments

PRT 21-216

PROPERTY INFORMATION

- Address: Citywide
- Lot: Block:
- Subdivision:
- Type:
- Calculated GIS Acres:
- IDO Zoning: **Update**
- Old Zoning Designation:
- Old Zoning Description:
- Old Zoning Category:

CASE HISTORY

- PR-201-001843

ALLOWABLE USE(S)

- N/A

USE SPECIFIC STANDARDS

- N/A

DEFINITIONS

- N/A

DEVELOPMENT STANDARDS

- N/A

APPLICANT'S QUESTIONS

- N/A

PROCESS

6-7(D) Amendment to IDO Text- Citywide

As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.

Transportation Development Comments

PRT 21-216 (City Wide., case no: PR#-2018-001843)

Information for Site Development – Transportation Development

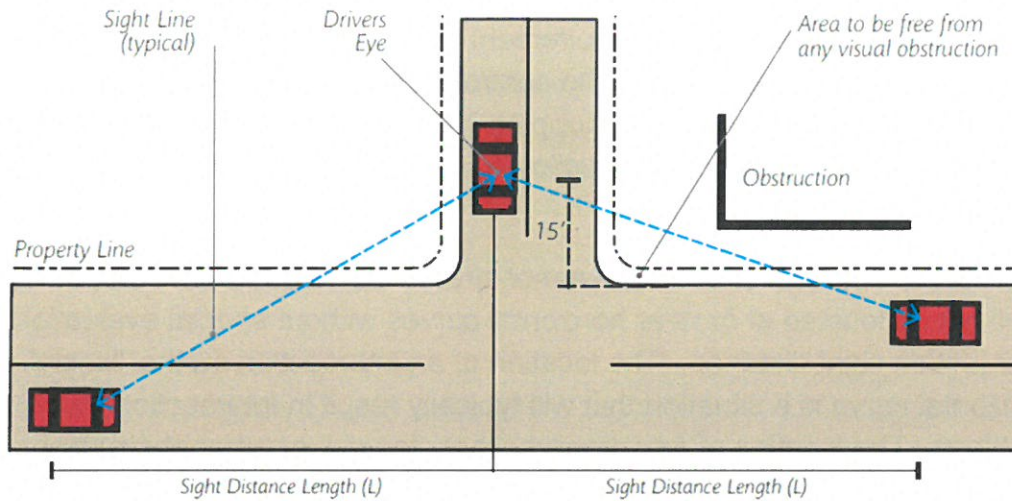
For additional information/discussion/questions contact Jeanne Wolfenbarger (924-3991).

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-216 Date: 10/18/21 Time: N/A (sent via email)

Address: Citywide

If you would have additional questions or would like to schedule a follow-up Zoom meeting please contact Diego Ewell at dewell@cabq.gov

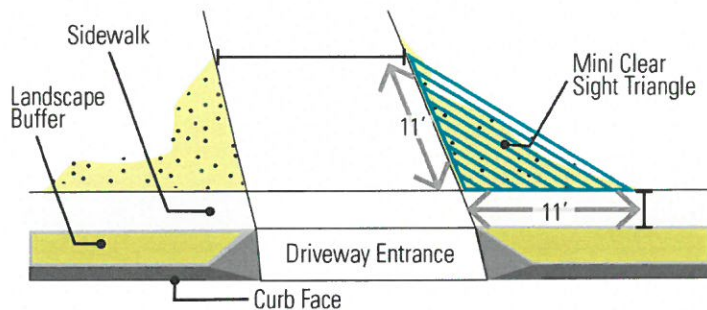
Figure 3.9.5-2 Intersection Sight Distance**Table 3.9.5-2 Minimum Intersection Sight Distance**

Speed Limit (mph)	Minimum Intersection Sight Distance (ft)					
	2 Lane Undivided		3 Lane Undivided or 2 Lane Divided w/ 12' Median		4 Lane Undivided	
	Left Turn	Right Turn	Left Turn	Right Turn	Left Turn	Right Turn
20	230	200	240	200	250	200
25	280	240	300	240	320	240
30	340	290	360	290	380	290
35	390	340	420	340	440	340
40	450	390	480	390	500	390
45	500	430	530	430	570	430
50	560	480	590	480	630	480

3.9.5.4 Mini Clear Sight Triangle

Driveways need to maintain the mini sight triangle as shown in Figure 3.9.5-3. This triangle starts at the sidewalk and measures 11 feet on a side.

Figure 3.9.5-3 Mini Clear Sight Triangle



3.9.5.5 Visibility for Site Entrances and Driveways

Site entrances and driveways shall be designed to preserve the clear sight triangle free of visual obstruction as described in section 3.9.5.3 and 3.9.5.4 above.

3.9.5.6 Sight Distance Note

The following note is required in all site plans: Landscaping, signage, walls, fences, trees, and shrubbery between three (3') and eight feet (8') tall (as measured from the gutter pan) are not allowed within the clear sight triangle.

3.9.5.7 Objects Permitted in the Clear Sight Triangle

Objects, that may be located in the sight triangle, include, but are not limited to, hydrants, utility poles, utility junction boxes, and traffic control devices provided these objects are located to minimize visual obstruction. Objects under eight inches (8") wide may be allowed.

October 28, 2021

Timothy MacEachen, Chair
Environmental Planning Commission
c/o City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102



Dear Chair MacEachen,

Please accept this letter of justification, required by IDO Subsection 14-16-6-7(D)(3)(a), of the request for a Text Amendment to the Integrated Development Ordinance (IDO), submitted for the Environmental Planning Commission's review and recommendation to the City Council as part of the annual update required by IDO Subsection 14-16-6-3(D).

The IDO is the regulatory tool to realize and implement the "Centers and Corridors" community vision set out in the Albuquerque-Bernalillo County Comprehensive Plan ("Comp Plan") in a coordinated, citywide context where existing communities can benefit from appropriate new development, while being protected from potential adverse effects. The IDO regulations coordinate with the City's Development Areas – Areas of Change and Consistency – that work together to direct growth to appropriate locations and ensure protections for low-density residential neighborhoods, parks, and Major Public Open Space. The IDO implements the Comp Plan through regulations tailored to each of the City's designated Centers and Corridors. The IDO regulations are also coordinated with transportation and urban design policies in the updated Comp Plan, as well as updated technical standards for infrastructure in the Development Process Manual (DPM).

In order for the City's land use, zoning, and development regulations to stay up-to-date, the IDO built in an annual update process into the regulatory framework. This process was established to provide a regular cycle for discussion among residents, City staff, and decision-makers to consider any needed changes that were identified over the course of the year. Since 2020 annual update was submitted in November 2020, staff has collected approximately 50 proposed amendments. These amendments were requested by neighbors, developers, staff, and the City administration. Proposed amendments are compiled into a table of "Citywide Proposed Text Amendments." Each proposed change provides the page and section of the adopted IDO that would be modified, the text that is proposed to change, along with an explanation of the purpose or intent of the change. This document is the main body of the application for Amendments to IDO Text - Citywide.

Justification for an Amendment to IDO Text – Citywide under the Criteria in 14-16-6-7(D)(3)

These proposed amendments to the IDO text are consistent with the required Annual Update process described in IDO Subsection 14-16-6-3(D). The Planning Department has compiled the recommendations, performed analyses of the proposed changes, and is now submitting the proposed amendments for EPC's review and recommendation in September. These proposed amendments to the IDO text meet the Review and Decision Criteria in IDO Subsection 14-16-6-7(D)(3).

- 1) These proposed amendments to the IDO text are consistent with the spirit and intent of the ABC Comp Plan and other policies and plans adopted by the City Council.

- 2) None of the proposed text amendments to the IDO text apply to a single lot or development project. They would affect property citywide.
- 3) These proposed amendments to the IDO text are required because of changed conditions or circumstances in all or a significant portion of the city, and the changes are required in order to promote economic growth and investment in the City as a whole that will not create material risks to the public health, safety, and general welfare.

Review and Decision Criterion 14-16-6-7(D)(3)(a)

These proposed amendments to the IDO text are consistent with Comp Plan policies that direct the City to adopt and maintain an effective regulatory system for land use, zoning, and development review. Changes proposed via the memo from City Council, in particular, are consistent with adopted policies to protect and enhance the quality of the City's unique neighborhoods and commercial districts. These amendments further the following applicable goals and policies of the ABC Comprehensive Plan and protect the public health, safety, and welfare.

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Goal 5.6 City Development Areas

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

- b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

Goal 5.7 Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

Review and Decision Criterion 14-16-6-7(D)(3)(b)

These proposed amendments to the IDO text include changes to regulations that apply citywide. None of the proposed text amendments to the IDO text apply to a single lot or development project. Where there are changes that apply to a narrower portion of the city, such as in select Centers and Corridors, the change is supported by Comprehensive Plan policies cited above. These are noted in the “Citywide Proposed Text Amendments,” where relevant. In other instances, there are changes that would apply across a particular zone district or for all approvals of a certain type. Because of this, the proposed amendments are legislative in nature.

Review and Decision Criterion 14-16-6-7(D)(3)(c)

This request promotes public health, safety, and welfare by improving the quality and the enforceability of the existing land use and zoning regulations.

These proposed amendments to the IDO text are also required to promote economic growth and investment in the City as a whole. The proposed changes respond to challenges in implementing new regulations and neighborhood protections in a real-world context with real-world projects. Changes in market demands for housing and business needs, coupled with the imperative of protecting private property and the character of existing neighborhoods, are addressed in the proposed text amendments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mikaela', with a stylized flourish extending from the bottom right.

Mikaela Renz-Whitmore, Long Range Planning Manager
City Planning Department

SPREADSHEET OF PROPOSED TEXT AMENDMENTS-

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1	Page	Section	Change / Discussion	Explanation
2	1	1-3	Purpose Add new subsection as follows: <u>"Provide processes for development decisions that balance the interests of the City, property owners, residents, and developers and ensure opportunities for input by affected parties."</u>	Adds a purpose statement related to transparent processes for development decisions. Public request.
3	5	1-8(A)(3)	Relationship to Other Regulations Revise the first sentence as follows: "When any area-specific regulation (i.e. for Centers, Corridors, or small areas) conflicts with any citywide regulation in <u>Part 14-16-2 (Zone Districts)</u> , Part 14-16-4 (Use Regulations), Part 14-16-5 (Development Standards), or Part 14-16-6 (Administration and Enforcement), the area-specific regulations prevail for development within the specified area regardless of whether the area-specific regulation is more or less restrictive than the citywide regulation."	Adds Part 2 (Zone Districts) to the list of where citywide standards might conflict with Center/Corridor/small area standards. MX-FB includes standards that would apply citywide as well as in Centers and Corridors. Staff request.
4	6	1-10(A)(1)	Transitions from Previous Regulations Revise the first sentence as follows: "Any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration pursuant to Subsection 14-16-6-4(X) (Expiration of Approvals) and to amendment pursuant to Subsection 14-16-6-4(Y) (Amendments of Approvals) or 14-16-6-4(Z) (Amendments of Pre-IDO Approvals), as applicable, <u>until they are replaced with an approval subject to allowable uses and development standards in this IDO pursuant to the procedures in Part 14-16-6 (Administration and Enforcement).</u> "	Clarifies that new approvals can be sought per IDO uses, standards, and procedures to replace pre-IDO approvals. Staff request.

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5	41	2-4(E)(3)(h) 3 [new]	MX-FB Zone Add a new subsection with text as follows and renumber subsequent subsections accordingly: <u>"If areas are required to be landscaped by 2 or more provisions of this IDO, landscaping provided that meets the greater requirement shall count toward fulfilling the overlapping requirements."</u>	Adds language consistent with Subsection 5-6(C)(3)(a) so that landscaping provided may count toward overlapping requirements. Staff request.
6	145	Table 4-2-1	Overnight Shelter Add a (P) to make this use permissive in MX-M and change from conditional (C) to permissive (P) in MX-H.	Allows overnight shelters in zones where multi-family dwellings and social services are permissive. See related change for use-specific standard in Subsection 4-3(C)(6) for size limit in MX-M. Administration request.
7	151	4-3(B)(1)(b)	Manufactured Homes Replace text with the following: <u>"The title of the manufactured home shall be provided to demonstrate that it was constructed on or after June 15, 1976, the effective date of the Federal Manufactured Housing Construction and Safety Standards Act of 1974."</u>	Allows enforcement of the definition of manufactured home to distinguish it from a mobile home (constructed before federal safety standards were in place). City Legal request.
8	151	4-3(B)(1)(b) [new]	Manufactured Homes Add a new subsection with text as follows and renumber subsequent subsections accordingly: <u>"Each manufactured home shall have a certification plaque certifying compliance with the Federal Manufactured Housing Construction and Safety Standards Act of 1974. The applicant shall provide proof of the certification plaque."</u>	Allows enforcement of the definition of manufactured home to distinguish it from a mobile home (constructed before federal safety standards were in place). City Legal request.

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9	151	4-3(B)(1)(b)	Manufactured Homes Add a new subsection with text as follows: <u>"For changes of use or rezoning of developments that include 2 or more manufactured homes that will result in expiration or termination of resident occupancy, the standards in Subsection 14-16-2-3(C)(3)(g) (R-MC Zone District Standards) apply, regardless of the zone district the development is in."</u>	Requires the 18-month notice to residents of manufactured homes when the use will be changed in zones other than R-MC, where this requirement already applies. Staff request.
10	156	4-3(B)(7)(a)	Dwelling, Multi-Family Use-Specific Standards Revise as follows: "In DT-UC-MS-PT areas, this use shall provide somewhere on the lot at least 1 tree per ground floor dwelling unit, in addition to meeting all applicable standards in Section 14-16-5-6 (Landscaping, Buffering, and Screening):."	Adds PT to be consistent with Subsection 4-3(B)(7)(d). Without this change, PT areas are also required to have 1 tree per second floor dwelling unit. PT, like the other Centers/Corridor areas in this provision, is appropriate for higher-density, urban development. Staff request.
11	158	4-3(C)(6)	Overnight Shelter Use-Specific Standards Make existing text a subsection and add a new subsection with text as follows: <u>"This use shall be conducted within fully enclosed portions of a building."</u>	Requires overnight shelter to be an indoor use and removes potential overlap with campground use. Staff request.
12	158	4-3(C)(6)	Overnight Shelter Use-Specific Standards Make existing text a subsection and add new subsection with text as follows: <u>"In the MX-M zone district, this use shall not exceed 25,000 square feet. Over that size, a Conditional Use Approval shall be required pursuant to Subsection 14-16-6-6(A)."</u>	Limits size of overnight shelters in MX-M as a permissive use. Makes the use conditional over that size. See related row to allow overnight shelters permissively in MX-M and MX-H in Table 4-2-1. Administration request.

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13	160	4-3(C)(8)(a)	<p>Religious Institution Use-Specific Standards Revise as follows: "Incidental activities, including but not limited to recreational, educational, overnight shelters, <u>and campgrounds</u>, are allowed, provided that the following conditions are met:</p> <ol style="list-style-type: none"> 1. All incidental facilities must be operated by the religious institution. 2. Overnight shelters must comply with all applicable State and local regulations for overnight shelters. <u>For the purposes of this IDO, a conditional use approval is not required, but the use-specific standard for overnight shelters pursuant to IDO Subsection 14-16-4-3(C)(6) does apply.</u>" 	Clarifies that while overnight shelters are allowed permissively as an incidental activity associated with a Religious Institution, they must still meet the distance separation requirement of 1,500 feet between overnight shelters. Adds campgrounds to the list of incidental activities allowed as part of the religious institution use. See related item for a new subsection in 4-3(C)(8)(a) requiring that all use-specific standards for campgrounds also be met. Administration request.
14	160	4-3(C)(8)(a)	<p>Religious Institution Use-Specific Standards [continued]</p> <ol style="list-style-type: none"> 3. <u>Campgrounds must comply with all all applicable State and local regulations for campgrounds. For the purposes of this IDO, a conditional use approval is not required, but the use-specific standards for campgrounds pursuant to IDO Subsection 14-16-4-3(D)(14) do apply.</u>" 	Requires campgrounds allowed as an incidental activity to the religious institution use to meet the use-specific standards for campgrounds in the IDO. Administration request.
15	176	4-3(D)(35)	<p>Cannabis Retail Add a new subsection with following text: "Cannabis products or cannabis paraphernalia shall not be displayed within 5 feet of a window or door."</p>	Recommended by Cannabis consultant as a best practice and to implement State cannabis law 16.8.2.10 SECURITY AND LIMITED-ACCESS AREA. Generally, state laws prohibit growing, manufacturing, selling, or allowing use of cannabis in public view, including display of cannabis in windows.

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16	176	4-3(D)(35)	Cannabis Retail Add a new subsection with following text: "A drive-through or drive-up facility is prohibited as accessory to cannabis retail, pursuant to IDO Subsection 14-16-4-3(F)(4)." 	Provides a cross reference to prohibition of drive throughs as accessory to cannabis retail. Recommended by Cannabis consultant as a best practice.
17	176	4-3(D)(35)	Cannabis Retail Add a new subsection with following text: "A locked vault or safe or other secured storage structure shall be installed in the building, bolted to the floor or walls, to store cash and cannabis products overnight." 	Recommended by Cannabis consultant as a best practice, following experiences and similar requirements in Portland, OR and Denver, CO. The state law allows but does not require the use of a vault for security purposes: "Licensees may store all non-growing cannabis, cannabis products, or cash not being actively handled for purposes of cultivating, packaging, processing, transporting, or selling within an adequately sized vault."
18	184	4-3(D)(40)(c)	Nicotine Retail Use-Specific Standards Revise to add text as follows: "If allowed only as an accessory use, this use is prohibited unless accessory to and part of the same establishment as a general retail or grocery store use, <u>in which case this use is limited to no more than 50 percent of the gross floor area.</u> " 	Operationalizes the allowance of nicotine retail as accessory to general retail or grocery store. Without this addition, the sale of any item not included in the definition of nicotine retail in Section 14-16-7-1 would make the use accessory. Staff request.
19	199	4-3(F)(4)	Drive-through or Drive-up Facility Add a new subsection with the following text: "This use is prohibited accessory to cannabis retail." 	Prohibits drive-throughs for cannabis retail. Recommended by Cannabis consultant as a best practice.

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20	206	4- 3(F)(9)(b)	Home Occupation Add new subsections in the list of prohibited uses to add the following: <u>"Cannabis retail."</u> <u>"Nicotine retail."</u>	Prohibits cannabis retail and nicotine retail as home occupations. City Legal request.
21	206	4- 3(F)(9)(b)(2)	Home Occupation Revise to read: "Any use in the Food, Beverage, and Indoor Entertainment category, except <u>a catering service that meets the requirements of the state Homemade Food Act and does not require a permit from the New Mexico Environment Department.</u> "	Adds language connecting catering services done as a home occupation to the state requirements in the Homemade Food Act, which allows them to operate without an NMED food permit: "Food produced must be non-time/temperature control for safety (Non-TCS). Food that meets this definition only requires simple production steps and does not require refrigeration when complete." Staff request.
22	240	5- 3(C)(3)(b)	Access & Connectivity, General Access & Circulation Revise text as follows: "For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, <u>exclusive of the sidewalk or drive pad.</u> "	Operationalizes the regulation on 20-foot minimum driveways by specifying that the sidewalk and drive pad are not included in the measurement. This change would measure the driveway to the sidewalk or drive pad, instead of from the curb. The intent is to keep parked vehicles off of the sidewalk to improve pedestrian movement. See related items for revised driveway definition and new drive pad definition in 7-1. Staff request.

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23	258	5-5(B)(2)(b)	<p>Parking Applicability, Exemptions & Reductions Revise to read as follows: <u>"Expansion of the gross floor area of an existing primary building</u> Primary buildings constructed prior to 1965 by less than 200 square feet does not trigger minimum off-street parking requirements, except those required to satisfy the Americans with Disabilities Act, <u>with the following exceptions.]</u> 1. <u>On lots greater than 10,000 square feet, if the expansion reduces the number of existing parking spaces on the lot, then the off-street parking requirements must be met pursuant to this Section 14-16-5-5.</u> 2. <u>On lots 10,000 square feet or less, if the number of existing parking spaces on the lot is reduced by more than 20 percent, then additional parking toward fulfilling the minimum number of off-street parking spaces required by Table 5-5-1 and Table 5-5-2 as adjusted by Section 14-16-5-5(C)(4) (Parking Adjustments and Credits) shall be provided pursuant to 14-16-5-5(B)(1)(d), regardless of whether there is a change of use."</u></p>	Clarifies that this rule applies to an expansion of a pre-1965 building. Clarifies that if the building expansion reduces the number of parking spaces on lots over 10,000 SF, the site must come into full compliance with IDO parking regulations. Gives more flexibility for small lots to expand by up to 200 feet even if doing so removes up to 20 percent of the parking spaces, consistent with the approach in IDO Subsection 5-5(B)(1)(d) to incentivize re-use and re-development of existing buildings. Staff request based on Council project on San Pedro related to streetscape improvements.
24	266	Table 5-5-1	<p>Minimum Off-street Parking Requirements Uses with Parking Requirement by Seats Add a new sentence to note [1] as follows: <u>"If the minimum off-street parking requirement is for seats in a main assembly area, but the proposed main assembly area will not have seats, then the measurement shall be 1 space / 3 persons design capacity."</u></p>	Addresses the parking requirement for uses in the table that require parking by seats in the main assembly area where no seats are provided. The proposed requirement is consistent with "Other indoor entertainment." Staff request.
25	265	Table 5-5-1	<p>Artisan manufacturing - parking requirement Reduce requirement from 3 spaces / 1,000 sq. ft. GFA to 1 space / 1,000 sq. ft. GFA.</p>	Reduces requirement to be the same as light manufacturing. Request from affordable housing developer.

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26	266	Table 5-5-1	Seasonal outdoor sales - parking requirement Reduce requirement from 4 spaces / 1,000 sq. ft. of stall area and customer circulation area to 2 parking spaces per vendor stall.	Reduces requirement to be equivalent to Mobile food truck court. Request from affordable housing developer.
27	271	5-5(C)(8)(a)	Accessible Parking Revise as follows: "Within the off-street parking requirements of Table 5-5-1 and Table 5-5-2, as adjusted by Section 14-16-5-5(C)(5) (Parking Reductions) – and not in addition to those requirements – accessible parking shall be provided for all multi-family, and non-residential uses as required by the federal Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG), <u>federal Fair Housing Act</u> , and New Mexico Statutes Annotated, as amended, except where off-street parking is only provided in a residential driveway or garage."	Requires ADA parking for all uses unless parking is provided in a residential driveway or garage. Staff request.
28	281	5-5(G)(3)(e)	Parking Structure Design, Building Design Standards Revise to read: "Where a parking structure is located beneath or within a primary building, <u>if loading docks are provided, they</u> shall be integrated into the parking structure."	Clarifies that loading docks are not required if a parking structure is integrated with a building. Staff request.
29	296	Table 5-6-3	Street Frontage Landscaping Revise first row of table from 15-20 to 0-20.	Addresses a hole in the regulation, as there are trees on the Official Plant List that are less than 15 feet at maturity. Staff request.
30	296	5-6(D)(2)	Additional Frontage Landscaping Revise to read as follows: " <u>For Commercial and mixed-use</u> buildings with a footprint of more than 50,000 square feet <u>in mixed-use or non-residential development</u> , at least 1 tree and 3 shrubs shall be planted for every 30 feet along the length of any façade facing a City park or trail, Major Public Open Space, or major arroyo."	Revises existing standard to use defined terms in the IDO. Requires this additional landscaping in all non-residential development, not just buildings with uses in the commercial category of Table 4-2-1. Staff request.

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31	309	5-7(B)(1)	Walls/fences Applicability Revise text as follows: <u>"The Standards in this Section 14-16-5-7 apply to new walls and replacement or repair of existing walls, unless modified elsewhere in this IDO. If the IDO requires a screening wall or fence higher than allowed by maximum wall heights in IDO Subsection 14-16-5-7(D), the taller screening wall or fence requirement shall prevail."</u>	Addresses conflicting regulations for maximum wall heights and minimum screening wall heights. Staff request.
32	310	Table 5-7-1	Walls & Fences, Maximum Height Revise Wall in the front yard or street side yard as follows: Residential: 4 ft. 3 ft. Mixed-use: 4 ft. 3 ft. Non-residential: 4 ft. 3 ft.	Allows taller walls in the front and street-side yards in all zone districts to be decided by City staff as a Wall Permit - Minor. Currently, taller walls require a Wall Permit - Major to be decided by the Zoning Hearing Examiner. Administration request.
33	313	5-7(D)(3)(e) [new]	Walls & Fences, View Fencing in MX Zone Districts Add a new subsection with the following text and renumber subsequent subsections accordingly: <u>"For development in any Mixed-use zone district, the maximum height of walls in any front or street side yard is 5 feet if all of the following requirements are met, as applicable:</u> <u>1) For all development, the wall shall be set back at least 10 feet from the lot line abutting the street or edge of the sidewalk closest to the primary building, whichever is more restrictive.</u> <u>2) For all development, view fencing shall be used for portions of a wall above 3 feet.</u> <u>3) For mixed-use, multi-family residential, or non-residential development, the area between the wall and the property line shall be landscaped with at least 2 trees and 6 shrubs every 25 feet along the length of the wall."</u>	Allows taller walls in MX zone districts with a setback, view fencing, and landscaping. Administration request.

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34	315	5-7(E)(1)(c)3	Walls & Fences, Materials & Design Revise Subsection b to add a new sentence as follows: <u>"If any portion of the sidewalk is within the lot line, the setback shall be measured from the edge of the sidewalk closest to the wall."</u>	Clarifies that if a sidewalk is on private property, the wall with barbed wire needs to be set back 5 feet from the sidewalk for safety of pedestrians. Staff request.
35	324	5-8(D)1	Outdoor Lighting Revise text as follows: "All outdoor <u>lighting with</u> light fixtures <u>that are</u> 150 watts or greater for incandescent light sources or 70 watts or greater for other types of light sources shall <u>meet the following standards.</u> <u>(a) Light fixtures shall be shielded using full cutoff light fixtures (i.e. a light fixture with zero intensity at or above 90 degrees above nadir and limited to a value not exceeding 10 percent of lamp lumens at or above 80 degrees).</u> <u>Make existing Subsections 5-8(D)2-(D)(5) into Subsections 5-8(D)(1)(b)-(e).</u> <u>Make existing Subsection 5-8(D)(10) into Subsection 5-8(D)(1)(f).</u>	Sets the applicability of outdoor lighting regulations in this Subsection to be consistent with the first provision. Staff request.
36	325	5-8(D)(2)	Outdoor Lighting Make this subsection a new (b) under Subsection 5-8(D)(1) as revised above and revise text as follows: "No light source for any outdoor light fixture shall be directly visible from any adjacent property or public right-of-way and shall not be visible from a distance greater than 1,000 feet in any Residential zone district."	Removes overly broad provision that is not practical or desirable to enforce. All streetlights and stoplights would be out of compliance, for example. Staff request.
37	325	5-8(D)(3)	Outdoor Lighting Make this a new subsection (c) under Subsection 5-8(D)(1) as revised above and revise text as follows: Delete "shielded and" as already covered by proposed revision of 5-8(D)(1).	Removes duplicate regulation.

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38	381	6-2(E)(1)	Review & Decision-making Bodies, Environmental Planning Commission Revise to read as follows: "The EPC shall include a resident of each City Council District, with experience in community, urban, or natural resource planning; community organizing; architecture; landscape architecture; urban design; real estate development and/or finance; transportation; civil engineering; and/or land use or environmental law..."	Adds several professional qualifications as relevant experience for an Environmental Planning Commissioner. Staff request.
39	430	Table 6-4-4	Allowable Minor Amendments Revise as follows: "Any other addition or revision that would otherwise be decided as a Permit – Sign, Permit – Wall or Fence – Minor, or Site Plan – Administrative."	Allows amendments of prior approvals to be approved administratively by staff for decisions that would be able to be approved administratively by staff if they were submitted as new applications. Staff request.
40	444	6-5(G)(1)(d) [new]	Administrative Decisions, Site Plan - Administrative Add a new subsection with the following text and renumber subsequent subsections accordingly: "A Site Plan – Admin may be approved for property with a prior-approved Site Plan, regardless of whether the prior-approved Site Plan is still valid pursuant to Subsection 14-16-6-4(X), subject to allowable uses and development standards in this IDO. If any portions of the proposed boundary overlap with a prior-approved Site Plan that will remain in place, a Major Amendment shall be required as described in Subsection 14-16-6-5(G)(2)(b) [new] below."	Clarifies that a property owner can apply for a new site plan without having to amend a prior approval, unless the geography of the proposed site plan overlaps with portions of a prior-approved site plan that will remain in place. Staff request.

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41	444	6-5(G)(2)(b) [new]	Administrative Decisions, Site Plan - Administrative Add a new subsection with the following text and renumber subsequent subsections accordingly: <u>"If the boundary of a proposed site plan includes only a portion of the boundary of a prior-approved Site Plan that is still valid pursuant to Subsection 14-16-6-4(X), the prior-approved Site Plan must be amended through a Major Amendment pursuant to Subsection 14-16-6-4(Y) or Subsection 14-16-6-4(Z), as applicable, to remove the overlapping area proposed in a new site plan before an application for a new site plan that includes that overlapping area can be decided, because only one site plan shall apply to any property."</u>	Requires an amendment of a prior-approved Site Plan to remove overlapping portions of the boundary before a new site plan can be approved. Staff request.
42	444	6-5(G)(1)(e) 1.c	Administrative Decisions, Site Plan - Administrative Revise as follows: "All conversions of existing non-residential development to a residential use containing no more than 200 100 dwelling units."	Allows more conversions of non-residential development to residential use to be reviewed/decided administratively as an incentive to encourage re-use of existing buildings. Administration request.
43	446	6-5(G)(2)(e) [new]	Administrative Decisions, Site Plan - Administrative Add a new subsection and renumber subsequent subsections accordingly: "If the Site Plan will replace a prior-approved Site Plan, the project number, case number, site boundary, and date of the Notice of Decision of the original approval shall be noted on the Site Plan ."	Provides a link between a prior approval and a new site plan. Staff request.
44	455	6-6(C)(3)(f)	Decisions Requiring a Public Meeting or Hearing, Expansion of Nonconforming Use or Structure Revise as follows: <u>"The expansion will not increase an existing nonconformity more than allowed by Subsection d or e above or create a new nonconformity."</u>	Resolves a conflict between Subsections d and e (limiting expansion of nonconforming uses and structures to 25% of the gross floor area) vs. Subsection f (not allowing the expansion of a nonconformity). Staff request.

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45	466	6-6(I)	<p>Decisions Requiring a Public Meeting or Hearing, Site Plan - DRB Add a new second sentence in Subsection (1) to read as follows: <u>"A Site Plan – DRB may be approved for property with a prior-approved Site Plan, regardless of whether the prior-approved Site Plan is still valid pursuant to Subsection 14-16-6-4(X), subject to allowable uses and development standards in this IDO. If any portions of the proposed boundary overlap with a prior-approved Site Plan that will remain in place, a Major Amendment will be required as described in Subsection 14-16-6-5(I)(2)(c) [new] below."</u></p>	Clarifies that a property owner can replace an existing site plan with a new one per IDO uses, development standards, and procedures. Staff request.
46	467	6-6(I)(2)(c) [new]	<p>Decisions Requiring a Public Meeting or Hearing, Site Plan - DRB Add a new subsection with text as follows and renumber subsequent subsections accordingly: <u>"If the boundary of a proposed site plan includes only a portion of the boundary of a prior-approved Site Plan that is still valid pursuant to Subsection 14-16-6-4(X), the prior-approved Site Plan must be amended through a Major Amendment pursuant to Subsection 14-16-6-4(Y) or Subsection 14-16-6-4(Z), as applicable, to remove the overlapping area proposed in a new site plan before an application for a new site plan that includes that overlapping area can be decided, because only one site plan shall apply to any property."</u></p>	Requires an amendment of a prior-approved Site Plan to remove overlapping portions of the boundary before a new site plan can be approved. Staff request.
47	467	6-6(I)(2)(e) [new]	<p>Decisions Requiring a Public Meeting or Hearing, Site Plan - DRB Add a new subsection with text as follows and renumber subsequent subsections accordingly: <u>"If the Site Plan will replace a prior-approved Site Plan, the project number, case number, site boundary, and date of the Notice of Decision of the original approval shall be noted on the site plan."</u></p>	Provides a link between a prior approval and a new site plan. Staff request.

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48	468	6-6(J)(1)(b) [new]	<p>Decisions Requiring a Public Meeting or Hearing, Site Plan - EPC Add a new subsection with text as follows and renumber subsequent subsections accordingly: <u>"A Site Plan – EPC may be approved for property with a prior-approved Site Plan, regardless of whether the prior-approved Site Plan is still valid pursuant to Subsection 14-16-6-4(X), subject to allowable uses and development standards in this IDO. If any portions of the proposed boundary overlap with a prior-approved Site Plan that will remain in place, a Major Amendment shall be required as described in Subsection 6-5(J)(2)(d) [new] below."</u></p>	Clarifies when a property owner can replace an existing site plan with a new one per IDO procedures versus when additional review is required (i.e. adding a previously prohibited use or affecting the boundary of a prior-approved site plan that will remain in place). Staff request.
49	468	6-6(J)(2)(d) [new]	<p>Decisions Requiring a Public Meeting or Hearing, Site Plan - EPC Add a new subsection with text as follows and renumber subsequent subsections accordingly: <u>"If the boundary of the new site plan includes a portion of the boundary of a prior-approved Site Plan that is still valid pursuant to Subsection 14-16-6-4(X), the prior-approved Site Plan must be amended through a Major Amendment pursuant to Subsection 14-16-6-4(Y) or Subsection 14-16-6-4(Z), as applicable, to remove the overlapping area proposed in a new site plan before an application for a new site plan that includes that overlapping area can be decided, because only one site plan shall apply to any property."</u></p>	Requires an amendment of a prior-approved Site Plan to remove overlapping portions of the boundary before a new site plan can be approved. Staff request.
50	469	6-6(J)(2)(g) [new]	<p>Decisions Requiring a Public Meeting or Hearing, Site Plan - EPC Add a new subsection and renumber subsequent subsections accordingly: <u>"If the Site Plan will replace a prior-approved Site Plan, the project number, case number, site boundary, and date of the Notice of Decision of the original approval shall be noted on the site plan."</u></p>	Provides a link between a prior approval and a new site plan. Staff request.

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51	473	6-6(L)(1)(c)	<p>Decisions Requiring a Public Meeting or Hearing, Subdivision of Land - Major, Applicability</p> <p>Revise subsections as follows:</p> <p>"This Subsection 14-16-6-6(L) applies to any application for a bulk land subdivision for either of the following:</p> <p>1. <u>A single lot at least 5 acres or multiple contiguous lots that total at least 5 acres</u>; in an R-A, R-1, R-MC, R-T, or PC zone district; and designated for residential development"</p> <p>"2. <u>A single lot at least 20 acres or multiple contiguous lots that total at least 20 acres</u>; in an R-ML, R-MH, or PC zone district or any Mixed-use or Non-residential zone district; and designated for mixed-use or non-residential development."</p>	Clarifies that "property" includes a single lot or multiple contiguous lots. Consistent with language from Site Plan - Admin. Staff request.
52	514	6-8(G)(3)(a)	<p>Nonconformities, Nonconforming Site Features</p> <p>Revise to read as follows:</p> <p>"For the purposes of this Subsection 14-16-6-8(G)(3), 'improvements' include <u>either</u> impervious surfaces, <u>such as</u> concrete and asphalt, or all-weather pervious surfaces, such as <u>recycled asphalt, compacted crusher fines, or compacted angular stone.</u>"</p>	Clarifies the acceptable materials for pervious surfaces used for nonconforming front-yard parking.
53	525	7-1	<p>Adult or Child Day Care Facility</p> <p>Revise the first sentence as follows:</p> <p>"A facility other than an occupied residence that provides care for more than 12 individual adults or children during the day. <u>For the purposes of this IDO, the City regulates child day care facilities that require a license from the state.</u>"</p>	Defines day cares based on the facilities required to be licensed by the state. Provides clarity for code enforcement, and the City can get a list of licensed day cares from the state to update the land use map. Staff request.

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54	532	7-1	Definitions, Cannabis Definitions Cannabis Revise second sentence to read as follows: <u>"The IDO regulates cannabis retail, cannabis cultivation, and cannabis-derived products manufacturing only. The IDO shall not</u> impede any personal allowances as established by Sections 26-2C-1 to 26-2C-42 NMSA 1978."	Removes "commercial," as cannabis cultivation and cannabis-derived products manufacturing are industrial uses. Clarifies that the IDO does not regulate personal use.
55	532	7-1	Definitions, Cannabis Definitions Commercial On-site Consumption Revise to replace "Commercial" in the term with "Licensed" and revise the definition as follows: "The commercial-cannabis activity of smoking, vaporizing, and/or ingesting of cannabis or cannabis products in a cannabis consumption area licensed by the State <u>that is in a fully enclosed portion of a building.</u> Commercial Licensed on-site consumption is considered an incidental activity of cannabis retail. See <i>Cannabis Retail</i> ." Revise the term accordingly throughout the IDO.	Removes "commercial" from this defined term. The IDO cannabis definition already says that the IDO only regulates commercial use of cannabis. The use of "commercial" here introduces ambiguity, as the state's cannabis permits for medical and recreational cannabis are beginning to overlap.
56	532	7-1 [new]	Definitions, Cannabis Definitions Oil activation [new] Add a new term with definition as follows: "The heating of dried cannabis or cannabis extract above 200 degrees Fahrenheit during the manufacturing of cannabis products."	Recommended by Cannabis consultant. Defines term used in the use-specific standard for cannabis-derived products manufacturing. See related item to add a definition for cannabis odor control plan.
57	532	7-1 [new]	Definitions, Cannabis Definitions Distillation [new] Add a new term with definition as follows: "The heating of dried cannabis or cannabis extract for the purposes of separating one or more cannabinoids."	Recommended by Cannabis consultant. Defines term used in the use-specific standard for cannabis-derived products manufacturing. See related item to add a definition for cannabis odor control plan.

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58	532	7-1 [new]	Definitions, Cannabis Definitions Extraction [new] Add a new term with definition as follows: "The use of any solvent except water to separate one or more cannabinoids from dried cannabis."	Recommended by Cannabis consultant. Defines term used in the use-specific standard for cannabis-derived products manufacturing. See related item to add a definition for cannabis odor control plan.
59	532	7-1	Definitions, Cannabis Definitions Add a new term "Cannabis Odor Control Plan" with text as follows: "A written document, approved by a professional engineer or industrial hygienist, explaining plans for reducing cannabis odors associated with cultivation, manufacturing, or licensed on-site consumption , which must include, at a minimum, contact information, operating hours, a floor plan, a description and schedule of odor-producing activities, administrative controls such as employee training and maintenance, and engineering controls such as carbon filtration." Replace all instances of "odor control plan" in the IDO with "cannabis odor control plan" for consistency with this definition.	Operationalizes requirement to provide an odor control plan by adding what the plan must include, following best practices recommended by a cannabis public policy consultant working on this issue with the Environmental Health Department and Planning staff.
60	538	7-1	Definitions, Development Definitions Infill Development Revise to read as follows: " <u>Development or redevelopment on a property within the 1960 City limits or, outside that boundary, development or redevelopment on an area of platted or unplatted land that includes no more than 20 acres of platted or unplatted land, that has a public water main and a public sewer main fronting the property within the City right-of-way, and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings.</u> "	Aligns the definition of infill with what is used by Family & Community Services for funding mechanisms and the City's Capital Improvement Program criteria.

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61	540	7-1 [new]	Definitions, Drive Pad [new] Add a new definition to read as follows: <u>"See definition in DPM."</u>	Helps operationalize the regulation on 20-foot driveways by specifying how to measure. See related items for changes to 5-3(C)(3)(b) and driveway definition in 7-1. Staff request.
62	540	7-1	Definitions, Driveway Revise text as follows: <u>"An unobstructed area for parking that is paved per DPM standards for pavement or alternative pavement with a stabilized surface leading from the street to a between the sidewalk (or drive pad if no sidewalk is required) and the garage or other allowed off-street parking area in low-density residential development. See the DPM for definition of drive pad and for paving standards. See also <i>Parking Definitions for Garage</i>."</u>	Helps operationalize the regulation on 20-foot driveways by specifying how to measure. See related items for 5-3(C)(3)(b) and new drive pad definition and new garage measurement definition in 7-1. Staff request.
63	540	7-1	Definitions, Dwelling Dwelling, Mobile Home Revise definition as follows: "A transportable structure that does not meet the construction safety standards of the federal Manufactured Housing Act of 1974. <u>For the purposes of this IDO, this definition includes transportable structures built prior to June 15, 1976, when the Act went into effect.</u> "	Provides clarity for Code Enforcement. Staff request.
64	554	7-1	Definitions, Manufactured Home Revise definition to add a new third sentence as follows: <u>"For the purposes of this IDO, manufactured homes are considered single-family detached dwellings."</u>	Clarifies the overlap between single-family dwellings and manufactured homes. Consistent with existing practice.
65	557	7-1	Definitions, Measurement Façade [new] Add a new term with the following text: <u>"When the IDO refers to a distance to a façade, the measurement shall be made to the closest perpendicular plane of a primary building façade. See also <i>Façade Definitions</i> and <i>Measurement Definitions for Garage</i>."</u>	Specifies how to measure required distances to a façade that may have varying masses. Staff request.

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66	557	7-1	Definitions, Measurement Garage [new] Add a new term with the following text: <u>"When the IDO refers to a distance to a garage, the measurement shall be made to the garage façade, not to the garage door. See also Driveway and Parking Definitions for Garage."</u>	Clarifies measurements related to garages. See related item for driveway minimum length in 5-3(C)(3)(b) and driveway definition in 7-1. Staff request.
67	558	7-1 [new]	Definitions, Measurement Definitions Required Off-street Parking Spaces [new] Add the following text: <u>"If an existing parking lot area does not have parking spaces striped, the number of existing parking spaces is to be measured by subtracting the area that would be required to meet all setbacks and landscaping areas required by the IDO and all drive aisles and circulation areas required by the DPM and dividing the remaining existing paved area by the dimensions of a parking space in the DPM."</u>	Operationalizes how to calculate existing parking spaces when the parking area does not include striping. Needed for Pre-1965 building parking exemption in Subsection 5-5(B)(2)(b) and applicability of parking requirements associated with a change of use in Subsections 5-5(B)(1)(c) and 5-5(B)(1)(d). Staff request.
68	579	7-1 [new]	Definitions, Site Layout Plan Add a new definition as follows: <u>"The Site Layout Plan is a sheet in the Site Plan drawing set that locates and dimensions all features proposed in the development, including but limited to streets, private ways, pedestrian walkways, sidewalks, landscape areas, parking areas, buildings, structures, paving, steps, walls, and other site elements, such as lighting and site furniture. The Site Layout Plan also provides a comprehensive set of Reference Notes and other site data. Also may be referred to as a plot plan."</u>	Adds a definition for a term used by staff during review of site plans.

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69	584	7-1	Definitions, Transit Definitions Peak Service Frequency Revise as follows: <u>"The transit route frequency during peak periods (7:00 A.M. to 9:00 A.M. and 3:00 P.M. to 6:00 P.M.), as calculated by the City Transit Department using published transit schedules and mapped by AGIS. This frequency is generally calculated for the most frequent route, or combination of paired routes that act as one route, that stops at the transit stop or station in question and is based on the average frequency of the route. See <i>Transit Route Frequency</i> ."</u>	Revised to move content about the route frequency to become a new defined term. Staff request.
70	584	7-1 [new]	Definitions, Transit Definitions Transit Route Frequency Add a new term with definition as follows: <u>"The average amount of time between buses arriving at transit stops or stations calculated by the City Transit Department using published transit schedules. This frequency is generally calculated for the most frequent route, or combination of paired routes that act as one route. For routes with segments that have frequencies with substantially different levels of service, different transit route frequencies may be designated by segment of the route. See <i>Peak Service Frequency</i> ."</u>	Adds a new term to help explain the methodology for calculating transit peak service frequency, which is used in the parking reduction allowances, for each bus stop based on the overall transit route service frequency. Staff request.
71	Multiple	6	Subdivisions + Floating Zone Lines Add a new subsection to 6-6(K)(2) Subdivision - Minor and 6-6(L)(2)(d) Subdivision - Major with text as follows: "If the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e. create a "floating zone line"), the applicant shall obtain a Zoning Map Amendment - EPC or Zoning Map Amendment - City Council , as applicable, to establish zone boundaries that coincide with the lot line before a final plat shall be approved."	Adds language to the minor and major subdivision processes to require fixing floating zone lines, similar to language in the process for Zoning Map Amendments in 14-16-6-7(G)(2)(f). Staff request.

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72	All	All	Clerical Changes Make any necessary clerical corrections to the document, including fixing typos, numbering, and cross references.	Covers general clerical corrections.
73	All	All	Editorial Changes Make any necessary editorial changes to the document, including minor text additions, revisions for clarity (without changing substantive content), adding cross references, reorganizing content for better clarity and consistency throughout, revisions to graphic content for clarity, and updating tables of contents.	Covers general editorial corrections.

NOTIFICATION

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"qedison@hoamco.com"; "heidimarchan@gmail.com"; "litafarlo@yahoo.com"; "rpb4me@gmail.com";
"betty.r.rosenberg@gmail.com"; "mikekious@aol.com"; "happygranny8@q.com"; "lulumu1213@gmail.com";
"dnapalopez@msn.com"; "theresa.illgen@aps.edu"; "jane.baechle@gmail.com"; "roberer@comcast.net";
"dina.afek@gmail.com"; "jaime.leanos@gmail.com"; "associations@corderandcompany.com";
"scott.templeton@comcast.net"; "kp-shna@centurylink.net"; "siesta2napres@gmail.com";
"dbodinem@gmail.com"; "ja.montalbano@gmail.com"; "leon@silverplatinumdowntown.org";
"rc@silverplatinumdowntown.org"; "abqsana@gmail.com"; "Judy Young"; "chavezlkt@aol.com";
"bjdniels@msn.com"; "laurasmigi@aol.com"; "daniel.enderich@gmail.com"; "sonorahoa87113@gmail.com";
"fparmijo@gmail.com"; "tiffany.hb10@gmail.com"; "andyapple62@gmail.com"; "brisen@gmail.com";
"notices@slanam.org"; "sdmartos91@gmail.com"; "khadijahasili@vizionz.org"; "zabdiel505@gmail.com";
"dnpatriciod@gmail.com"; "troibal@comcast.net"; "igallegoswccdg@gmail.com"; "luis@wccdg.org";
"jpate@molzencorbin.com"; "pmbdoc@yahoo.com"; "casand74@msn.com"; "jpseaborn@gmail.com";
"bartj505@gmail.com"; "jrcochr@gmail.com"; "info@srmna.org"; "sally@srmna.org"; "aludi2wo@yahoo.com";
"aludi415@gmail.com"; "mtbsh@comcast.net"; "tillery3@icloud.com"; "lovelypeake@comcast.net";
"mateo.stratton@gmail.com"; "arzate.boyles2@yahoo.com"; "eloygdav@gmail.com"; "eklein@hoamco.com";
"ebrizuela@cgres.com"; "keggleston@cgres.com"; "aberdaber@comcast.net"; "wqsabatini@gmail.com";
"elisha.allen@gmail.com"; "jmhartnm@gmail.com"; "rtroyer@sunnydale.org"; "sneestateshoa@yahoo.com";
"kenwilliams34@gmail.com"; "rebeccaarlenejimenez@gmail.com"; "cnkokeefe@msn.com"; Kathleen Schindler-
Wright; "mg411@q.com"; "richard@vigilano.net"; "jaimemj@comcast.net"; "mlombard23@comcast.net";
"aboard111@gmail.com"; "secretary@trna.org"; "melanie@bluedoorhomes.net"; "sam@bluedoorhomes.net";
"jackiecooke@comcast.net"; "jaubele1012@comcast.net"; "albdog@aol.com"; "jholt@hoamco.com";
"amanzanedo@associatedasset.com"; "jkarl@aamnm.com"; "estatesattanoan@aol.com";
"oillingworth@hoamco.com"; "teravintage@hotmail.com"; "bhetherington@associatedasset.com";
"jroman@associatedasset.com"; "bob.mcelearney@yahoo.com"; "goingtopaul@comcast.net";
"dmarquez@cgres.com"; "fpawlak@cgres.com"; "gstone@swcp.com"; "laurah067@gmail.com";
"joycedneely@gmail.com"; "kevinnterraces@gmail.com"; "ebrizuela@cgres.com"; "keggleston@cgres.com";
"abrgmeyer@gmail.com"; "rejoness7@msn.com"; "dchavez@cgres.com"; "ebrizuela@cgres.com";
"johncoffman@comcast.net"; "mdromero@cgres.com"; "randm196@gmail.com"; "t0m2pat@yahoo.com";
"alyceice@gmail.com"; "landry54@msn.com"; "hlhen@comcast.net"; "vistadelnorte@me.com";
"juliemkidder@gmail.com"; "sricdon@earthlink.net"; "jlbeutler@gmail.com"; "valle.prado.na@gmail.com";
"ajuaquez8.ad@gmail.com"; "rmahoney01@comcast.net"; "taialleyh@gmail.com"; "info@willsonstudio.com";
"mansdf@comcast.net"; "fpawlak@cgres.com"; "dchavez@cgres.com"; "keggleston@cgres.com";
"dchavez@cgres.com"; "radavis@fnf.com"; "djesmeek@comcast.net"; "zarecki@aol.com";
"associations@corderandcompany.com"; "marijo.rymer@gmail.com"; "ccrum.vdm@gmail.com";
"dproach@sandia.gov"; Jim Souter; "vistadelnorte@me.com"; "dana@nationalheat.com"; "Schaefer@unm.edu";
"jo.pino04@comcast.net"; "olivegabrielam@gmail.com"; "davidntammy@verizon.net";
"nelsoncarol7654@gmail.com"; "cmexal@gmail.com"; "doreenmcknightnm@gmail.com"; "n2ition@hotmail.com";
"ericamvas@gmail.com"; "peggyd333@yahoo.com"; "ddee4329@aol.com"; "stevenbudenski@gmail.com";
"q.clarke45@comcast.net"; "gteffertz@gmail.com"; "deadanimaldesign@hmnh.org"; "lea@thecasapino.com";
"christinelongthorp@gmail.com"; "dhagerty@cgres.com"; "dchavez@cgres.com"; "keggleston@cgres.com";
"chrissedillo4abq@gmail.com"; "mattearchuleta1@hotmail.com"; "aboard111@gmail.com";
"ekhaley@comcast.net"; "cefisher.67@gmail.com"; "ltcaudill@comcast.net"; "pmeyer@sentrymgt.com";
"samijoster@gmail.com"; "cjames@ups.com"; "pmeyer@sentrymgt.com"; "wvcjulie@gmail.com";
"wvcondos@comcast.net"; "donaldlove08@comcast.net"; "klove726@gmail.com"

Subject: Public Notice - Emailed - Citywide Text Amendments - IDO Annual Update 2021

Date: Wednesday, October 27, 2021 5:31:00 PM

Attachments: [5b-Emailed-Notice-PolicyDecisions-Print&Fill-IDO-Annual-Update-Citywide.pdf](#)
[5c-IDONeighborhoodNotificationLetter-2021-citywide-cclist.pdf](#)
[5a-CABO-Official_public_notice_form-2019-EmailMail-IDOannualupdate2021-CHECKLIST.pdf](#)

Please see attached materials providing notice that the City will be submitting an application on October 28, 2021 to amend the Integrated Development Ordinance (IDO) for the 2021 IDO Annual Update.

More details about the update, including the full list of proposed changes, comment deadlines, and

hearing information, are available here:

<https://abc-zone.com/ido-annual-update-2021>

Best,



LONG RANGE

o 505.924.3930

e abcto@cabq.gov

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type:

Decision-making Body:

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: City of Albuquerque - all properties

Name of property owner: All

Name of applicant: City of Albuquerque - Planning Department

Date, time, and place of public meeting or hearing, if applicable:

December 9, 2021, 9 a.m., Zoom <https://cabq.zoom.us/j/2269592859> / (346) 248-7799, Meeting ID: 226 959 2859

Address, phone number, or website for additional information:

<https://abc-zone.com/ido-annual-update-2021>

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☐ Zone Atlas page indicating subject property.

☐ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

_____ (Applicant signature) 10/27/2021 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed/Emailed to a Neighborhood Association

Date of Notice*: October 25, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Multiple - see attachment

Name of NA Representative*: Multiple - see attachment

Email Address* or Mailing Address* of NA Representative¹: Multiple - see attachment

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* City of Albuquerque - all properties
Location Description All properties within City of Albuquerque boundary
2. Property Owner* Multiple
3. Agent/Applicant* *[if applicable]* City of Albuquerque - Planning Department
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*

☐ Zoning Map Amendment

☒ Other: Amendment of IDO Text - Citywide

Summary of project/request²*:

Amendments proposed for the 2021 annual update of the Integrated Development Ordinance affecting all properties and to be decided legislatively.

5. This application will be decided at a public hearing by*:

☐ Environmental Planning Commission (EPC)

☒ City Council

This application will be first reviewed and recommended by:

☒ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☐ Not applicable (Zoning Map Amendment – EPC only)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: Thurs, Dec. 9, 2021 / 9 a.m.

Location*³: Plaza del Sol Basement Hearing Room - 600 2nd St. NW OR Zoom (COVID-19 dependent)

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:
<https://abc-zone.com/ido-annual-update-2021>

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ All - See <https://www.cabq.gov/planning/agis-maps>
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: ~~Attached to notice or provided via website noted above~~ N/A
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

N/A

Public Meetings were held in September/October 2021 to review proposed changes with interested members of the public.

See video recordings and review presentations here:

<https://abc-zone.com/ido-annual-update-2021#Meetings>

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District Multiple _____
 3. Overlay Zone(s) [if applicable] Application does not affect Overlay Zones _____
 4. Center or Corridor Area [if applicable] Multiple _____
- Current Land Use(s) [vacant, if none] Multiple _____
- _____

NOTE: For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: See attachment _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

October 27, 2021

Authorized Representative
City of Albuquerque Recognized Neighborhood Association
Re: Application Submittal for Amendment to IDO Text - Citywide



Dear Neighborhood Association Representative,

As required by Integrated Development Ordinance (IDO) Subsection 14-16-6-7(D)(3)(a), the Planning Department will be submitting the annual update to the Environmental Planning Commission (EPC) for review and recommendation to the City Council at a hearing in December 2021.

Participation Details

To see the full list of proposed amendments and review presentations and videos from public review meetings in September and October, please visit the project webpage:

<https://abc-zone.com/ido-annual-update-2021>

To learn more about the proposed amendments, join us at one of the following events:

Annual Update Open House: **Friday, November 12, 2021, 12:00 pm – 1:30 pm** on Zoom

Zoom link: <https://cabq.zoom.us/j/91371262282>

To dial in by phone: (346) 248-7799, Meeting ID: 913 7126 2282, Passcode: CABQ

Environmental Planning Commission Study Session: **Thursday, December 2, 2021, 9 am**

Zoom:

Zoom link: <https://cabq.zoom.us/j/2269592859>

To dial in by phone: (346) 248-7799, Meeting ID: 226 959 2859

Come and listen or give **verbal comments** at the first **Environmental Planning Commission** hearing:

Thursday December 9, 2021, 9 am

Zoom:

Zoom link: <https://cabq.zoom.us/j/2269592859>

To dial in by phone: (346) 248-7799, Meeting ID: 226 959 2859

Send **written comments for the record** to the Environmental Planning Commission:

email: Chair Timothy MacEachen
c/o Planning Department
abcto@cabq.gov

regular mail: Chair Timothy MacEachen
c/o Planning Department
600 Second Street NW, Third Floor
Albuquerque NM 87102

Deadlines:

- To be included in the staff report for EPC consideration, send comments by **9 am on Monday, November 29th**.
- To be included in the packet for EPC consideration, send comments by **9 am on Tuesday, December 7th**.

Purpose

The IDO is the regulatory tool to realize and implement the “Centers and Corridors” community vision set out in the Albuquerque-Bernalillo County Comprehensive Plan (“Comp Plan”) in a coordinated, citywide context where existing communities can benefit from appropriate new development, while being protected from potential adverse effects. The IDO regulations coordinate with the City’s Development Areas – Areas of Change and Consistency – that work together to direct growth to appropriate locations and ensure protections for low-density residential neighborhoods, parks, and Major Public Open Space. The IDO implements the Comp Plan through regulations tailored to each of the City’s designated Centers and Corridors. The IDO regulations are also coordinated with transportation and urban design policies in the updated Comp Plan, as well as updated technical standards for infrastructure in the Development Process Manual, which was updated as of June 2020.

In order for the City’s land use, zoning, and development regulations to stay up-to-date, the IDO built in an annual update process into the regulatory framework. This process was established to provide a regular cycle for discussion among residents, City staff, and decision-makers to consider any needed changes that were identified over the course of the year. For the 2021 annual update, staff collected approximately 50 amendments to improve the clarity and implementation of the adopted regulations. These clarifications and adjustments were gathered from neighbors, developers, and staff and are compiled into a table of “Proposed Citywide Amendments.” Each proposed change provides the page and section of the adopted IDO that would be modified, the text that is proposed to change, and an explanation of the purpose or intent of the change. This document is the main body of the application for Amendments to IDO Text - Citywide.

You can review and/or download the Proposed Amendments and review process online here:

<https://abc-zone.com/ido-annual-update-2021>

Justification

These proposed amendments to the IDO text are consistent with the Annual Update process described in IDO Subsection 6-3(D). The Planning Department has compiled the recommendations, performed analyses of the proposed changes, and is now submitting the proposed amendments for EPC's review and recommendation at a public hearing. These proposed amendments to the IDO text meet all of the Review and Decision Criteria in IDO Subsection 6-7(D)(3).

These proposed Text Amendments to the IDO are also consistent with Comprehensive Plan policies that direct the City to adopt and maintain an effective regulatory system for land use, zoning, and development review. The City Council Amendments, in particular, are consistent with adopted policies to protect and enhance the quality of the City's unique neighborhoods and commercial districts. These amendments further the following applicable goals and policies of the ABC Comprehensive Plan and protect the public health, safety, and welfare.

Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Goal 5.7 Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 5.7.5 Public Engagement: Provide regular opportunities for residents and stakeholders to better understand and engage in the planning and development process.

Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The project team would like to thank those of you who have been involved so far and encourage everyone to participate in the Annual Update process to help improve the IDO and ensure that it provides appropriate regulations to protect our community.

Please contact the ABC-Z team if you have any questions:

Mikaela Renz-Whitmore, Long Range Planning Manager
505.924.3932
abcto@cabq.gov

Sincerely,

A handwritten signature in black ink, appearing to be 'Mikaela' followed by a stylized flourish.

Mikaela Renz-Whitmore
Long Range Planning Manager
Planning Department, City of Albuquerque

Cc List of Neighborhood Associations

Association Name	Carlisle Square	Eastrange Piedra Vista NA
ABQ Park NA	Condominiums Homeowners	Eastridge NA
ABQCore Neighborhood	Association Incorporated	EDo NA Incorporated
Association	Casa Pacifica Condominium	El Camino Hermoso HOA
Academy Estates East NA	HOA Incorporated	El Camino Real NA
Academy Hills Park NA	Cherry Hills Civic Association	Elder Homestead NA
Academy North NA	Chimney Ridge Homeowners	Embudo Canyon HOA
Academy Park HOA	Incorporation	Embudo Canyon NA
Academy Ridge East NA	Cibola NA	Enchanted Park NA
Acequia Jardin HOA	Cielito Lindo NA	Fair West NA
Alameda North Valley	Citizens Information	Four Hills Village Association
Association	Committee of Martineztown	Gardens on the Rio Grande
Alamosa NA	Classic Uptown NA	HOA
Alban Hills NA	Clayton Heights Lomas del	Gavilan Addition NA
Albuquerque Meadows	Cielo NA	Glenwood Hills NA
Residents Association	Comanche Foothills NA	Grande Heights Association
Aliso Nob Hill HOA	Conchas Park NA	Greater Gardner &
Incorporated	Coronado Terrace HOA	Monkbridge NA
Altura Addition NA	Cottonwood Trails HOA	Heritage East Association of
Altura Park NA	Countrywood Area NA	Residents
Alvarado Gardens NA	Del Bosque HOA	Heritage Hills NA
Alvarado Park NA	Incorporated	High Desert Residential
Anderson Heights Master	Del Norte NA	Owners Association
Association Incorporated	Del Sol Condominium	Highland Business and NA
Anderson Hills HOA	Association	Incorporated
Anderson Hills NA	Del Webb Mirehaven NA	Highlands North NA
Antelope Run NA	District 4 Coalition of	Historic Old Town Property
Arroyo Del Oso North NA	Neighborhood Associations	Owners Association
Arroyo Del Sol Condominium	District 6 Coalition of	Hodgin NA
Association Incorporated	Neighborhood Associations	Hoffmantown NA
Avalon NA	District 7 Coalition of	Holiday Park NA
Barelas NA	Neighborhood Associations	Huning Castle NA
Bear Canyon NA	District 8 Coalition of	Huning Highland Historic
BelAir NA	Neighborhood Associations	District Association
Big Bend NA	Downtown Neighborhoods	Indian Moon NA
Blossom Ridge at Anderson	Association	Inez NA
Hills NA Incorporated	Eagle Ridge Homeowners	Jerry Cline Park NA
Bosque Montano HOA	Association	John B Robert NA
Incorporated	Eagle Springs Homeowners	Juan Tabo Hills NA
Campus NA	Association Incorporated	Keystone Park HOA
	East Gateway Coalition	

Kirtland Community
Association
Knapp Heights NA
La Cuentista Subdivision Unit
1 HOA Incorporated
La Luz Del Sol NA
La Luz Landowners
Association
La Mesa Community
Improvement Association
La Sala Grande NA
Incorporated
Ladera Heights NA
Ladera West NA
Lafayette Place
Condominium Association
Incorporated
Las Casitas Del Rio HOA
Las Casitas Del Rio Unit 2
Subdivision HOA
Las Lomitas NA
Las Terrazas NA
Laurelwood NA
Lee Acres NA
Little Turtle HOA
Incorporated
Loma Del Rey NA
Los Alamos Addition NA
Los Altos Civic Association
Los Duranes NA
Los Poblanos NA
Los Vigils HOA Incorporated
Los Volcanes NA
Mark Twain NA
Martineztown Work Group
McDuffie Twin Parks NA
McKinley NA
Menaul Village Incorporated
Mesa Del Sol NA
Mesa Ridge HOA
Incorporated
MidTown A&E Merchant
Association
Mile Hi NA

Molten Rock NA
Monte Largo Hills NA
Montecito Estates
Community Association
Montecito West Community
Association Incorporated
Monterey Manor NA
Monticello NA
Mossman NA
Mossman South NA
Near North Valley NA
Netherwood Park NA
New Vistas Subdivision HOA
Incorporated
Nob Hill NA
Nor Este NA
North Albuquerque Acres
Community Association
North Campus NA
North Domingo Baca NA
North Eastern Association of
Residents
North Edith Commercial
Corridor Association
North Hills NA
North Valley Coalition
North Wyoming NA
Oakland Estates HOA
Ocotillo HOA
Onate NA
Orchards at Anderson
Heights Subassociation
Incorporated
Oso Grande NA
Oso Park Condominium
Association Incorporated
Oxbow Bluff HOA
Oxbow Park HOA
Oxbow Village HOA
Palomas Park NA
Paradise Hills Civic
Association
Parkland Hills NA
Parkway NA

Peppertree Royal Oak
Residents Association
Piedras Marcadas NA
Pueblo Alto NA
Quaker Heights NA
Quigley Park NA
Quintessence NA
Quivera Estates HOA
Rancho Encantado HOA
Rancho Sereno NA
Raynolds Addition NA
Richland Hills HOA
Rinconada Point Association
Incorporated
Rio Grande Boulevard NA
Rio Grande Compound HOA
Rio Oeste HOA
Riverview Heights NA
Rococo Association
Route 66 West NA
San Antonio Condominium
HOA
San Blas HOA
San Jose NA
Sandia High School Area NA
Sandia Vista NA
Santa Barbara Martineztown
NA
Santa Fe Village NA
Sawmill Area NA
Seven Bar North HOA
Siesta Hills NA
Silver Hill NA
Silver Platinum Downtown
NA
Singing Arrow NA
Skyview West NA
Snow Heights NA
Sonora HOA
South Broadway NA
South Guadalupe Trail NA
South Los Altos NA
South San Pedro NA

South Valley Coalition of
Neighborhood Associations
South West Alliance of
Neighborhoods (SWAN
Coalition)
Southeast Heights NA
Spanish Walk NonProfit
Corporation
Spruce Park NA
SR Marmon NA
St Josephs Townhouse
Association
Stardust Skies North NA
Stardust Skies Park NA
Stinson Tower NA
Stonebrooke Estates HOA
Incorporated
Story Rock HOA
Stronghurst Improvement
Association Incorporated
Summit Park NA
Sun North Estates Property
Owners' Association
Incorporated
Sunstar NA
Supper Rock NA
Sycamore NA
Symphony HOA Incorporated
Taylor Ranch NA
Terracita HOA
The Courtyards NA

The Enclave at Oxbow HOA
The Estates at Mirehaven
Community Association
Incorporated
The Estates at Tanoan HOA
The Lofts @ 610 Central SW
Owners Association
Incorporated
The Manors at Mirehaven
Community Association
Incorporated
The Paloma Del Sol NA
The Presidio HOA
The Quail Springs NA
The Terraces at Peppertree
HOA Incorporated
The Trails at Seven Bar South
HOA Incorporated
Thomas Village NA
Torretta Oeste HOA
Trementina HOA
Tres Volcanes NA
Trumbull Village Association
Tuscany NA
University Heights NA
Valle Prado NA
Valley Gardens NA
Vecinos Del Bosque NA
Victory Hills NA
Villa De Paz HOA
Incorporated

Villa De Villagio HOA
Villa Del Rio HOA
Vineyard Estates NA
Vista De La Luz HOA
Vista Del Mundo NA
Vista Del Norte Alliance
Vista Grande NA
Vista Magnifica Association
Vista Montecito HOA
Incorporated
Wells Park NA
West Bluff NA
West La Cueva NA
West Mesa NA
West Old Town NA
West Park NA
Westcliffe HOA
Western Trails Estates HOA
Westgate Heights NA
Westside Coalition of
Neighborhood Associations
Wildflower Area NA
Willow Wood NA
Windmill Manor Place
Subdivision HOA
Winrock Villas Condo
Association
Yale Village NA
Crestview Bluff Neighbors
Association
Winrock South NA

From: Carmona, Delaina L.
To: Rene-Whitmore, Mikaela J.
Subject: Amendment to IDO Text - Citywide Public Notice Inquiry
Date: Thursday, September 30, 2021 2:12:52 PM
Attachments: images001.png
images002.png
images003.png
images004.png
images007.png

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone	Phone Extension
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ABQ Park NA	Shirley	Lockyer	shirleylockyer@gmail.com	2501 Sky Court Circle NE		Albuquerque	NM	87110		5057107314	
ABQCore Neighborhood Association	Rick	Rennie	rickrennie@comcast.net	326 Lucero Road		Albuquerque	NM	87048		5054502182	
ABQCore Neighborhood Association	Joaquin	Baca	bacajoaquin9@gmail.com	100 Gold Avenue	#408	Albuquerque	NM	87102		5054176689	
Academy Estates East NA	Jeanette	Fantl	fantl2@cs.com	5605 Brockton Court NE		Albuquerque	NM	87111		5058289739	
Academy Estates East NA	Larry	Pope	lepope@msn.com	9000 Galaxia Way NE		Albuquerque	NM	87111		5058213077	
Academy Hills Park NA	Reuben	Weisz	reuben@weisz.org	6409 Concordia Road NE		Albuquerque	NM	87111		5052393660	
Academy Hills Park NA	Donald	Couchman	dnc@zianet.com	6441 Concordia Road NE		Albuquerque	NM	87111	5052698335		
Academy North NA	Debra	Wehling	dwehling@outlook.com	8112 Ruidoso NE		Albuquerque	NM	87109		5052807779	
Academy North NA	Adam	Warrington	adamjwar@hotmail.com	8400 Parrot Run Road NE		Albuquerque	NM	87109		5056101820	
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Academy Park HOA	Chris	Ocksrider	chris@ocksriderlawfirm.com	6733 Kelly Ann Road NE		Albuquerque	NM	87109		5054894477	
Academy Ridge East NA	Mark	Roland	mroland@mindspring.com	6220 Academy Ridge Court NE		Albuquerque	NM	87111	6782753437	5052189538	
Academy Ridge East NA	Tom	Arnold	arnoldtom@yahoo.com	10901 Academy Ridge Road NE		Albuquerque	NM	87111	5055730535		
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Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8919 Boe Lane NE		Albuquerque	NM	87113		5058973052	
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Albuquerque Meadows Residents Association	Dawn	Jones	devindawn2010@gmail.com	7112-61 Pan American Freeway NE		Albuquerque	NM	87109	5054403772		
Albuquerque Meadows Residents Association	Agnes	Rivera	agnes.rivera1@aol.com	7112-231 Pan American Freeway NE		Albuquerque	NM	87109	5053852705		
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Alvarado Gardens NA	Diana	Hunt	dianadaleo@yahoo.com	2820 Candelaria Road NW		Albuquerque	NM	87107		5053635913	
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Big Bend NA	Nancy	Shefelbine	njshefelbine@comcast.net	3805 Big Bend Road NE		Albuquerque	NM	87111		5052981674	
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Carlisle Square Condominiums Homeowners Association Incorporated	Samantha	Anderson	sam@bluedoorhomes.net	3791 Southern SE		Rio Rancho	NM	87124		5053894316	
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Cherry Hills Civic Association	Ellen	Dueweke	edueweke@juno.com	8409 Cherry Hills Road NE		Albuquerque	NM	87111	5055731537	5058581863	
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Chimney Ridge Homeowners Incorporation	Samantha	Anderson	sam@bluedoorhomes.net	3791 Southern SE		Rio Rancho	NM	87124		5053894316	
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Citizens Information Committee of Martineztown	Kristi	Houde	kris042898@live.com	617 Edith Boulevard NE	#8	Albuquerque	NM	87102		5053661439	
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Cottonwood Trails HOA	Sonia Arellano	sarellano@hoamco.com	8700A Education Place NW		Albuquerque	NM	87114		5059245978
Cottonwood Trails HOA	Randy Chavez	rmc3439@aol.com	6640 Salt Cedar Trail NW		Albuquerque	NM	87120	5054809419	
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Countryside Area NA	Christine Messersmith	cmessersmith@q.com	7904 Woodridge Drive NE		Albuquerque	NM	87109	5052634181	
Crestview Bluff Neighbors Association	Stephanie Gilbert		908 Alta Vista Court SW		Albuquerque	NM	87105	5059445528	
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Del Bosque HOA Incorporated	Patricia Cream	ljimpc@comcast.net	652 Rio Azul Lane NW		Albuquerque	NM	87104	5053214232	
Del Bosque HOA Incorporated	Kathleen Davis	mikdavis24@gmail.com	664 Bosque Verde Lane NW		Albuquerque	NM	87104	5054407756	
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Del Webb Mirehaven NA	Rorik Rivenburgh	rorik.rivenburgh@gmail.com	9204 Bear Lake Way NW		Albuquerque	NM	87120	5053216045	
District 4 Coalition of Neighborhood Associations	Mildred Griffie	mgriffie@morest.org	PO Box 90986		Albuquerque	NM	87199	5052800082	
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District 6 Coalition of Neighborhood Associations	Patricia Wilson	info@wilsonstudio.com	505 Dartmouth Drive SE		Albuquerque	NM	87106		5059808007
District 6 Coalition of Neighborhood Associations	Mandy Warr	mandy@theremedydayspa.com	119 Vassar Drive SE		Albuquerque	NM	87106		5054014367
District 7 Coalition of Neighborhood Associations	Darcy Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE		Albuquerque	NM	87110	5053795335	
District 7 Coalition of Neighborhood Associations	Tyler Richter	tyler.richter@gmail.com	801 Madison NE		Albuquerque	NM	87110	5052329203	
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Eagle Springs Homeowners Association Incorporated	Samantha Anderson	sam@bluedoorhomes.net	3791 Southern SE		Rio Rancho	NM	87124		5053894316
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Embudo Canyon NA	Nena Joy Almodovar	ecna@abq@gmail.com	13313 Indian School Road NE		Albuquerque	NM	87112		5053004655
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Gardens on the Rio Grande HOA	Shirley Hosler	shirleyhosler@gmail.com	201 Manhattan NW		Albuquerque	NM	87104	5054531114	5055036029
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Gavilan Addition NA	Bret Haskins	bhaskins12@aol.com	5912 Pauline Street NW		Albuquerque	NM	87107		5058773893
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Greater Gardner & Monckridge NA	Chris Sylvan	sylvan.cs@gmail.com	226 Natalie Avenue NW		Albuquerque	NM	87107	5059678767	
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Heritage East Association of Residents	Paul Jessen	willpawl@msn.com	9304 San Rafael Avenue NE		Albuquerque	NM	87109		5058216077
Heritage Hills NA	Homer Gonzales	hugab1985@gmail.com	8924 Armistice Road NE		Albuquerque	NM	87109		5052350215
Heritage Hills NA	Christy Burton	christy_burton@hotmail.com	8709 Palomar Avenue NE		Albuquerque	NM	87109	5053074058	5058234474
High Desert Residential Owners Association	Joseph Anguiano	janguiano@hoamco.com	10555 Montgomery Boulevard NE	Bldg 1, Ste. 100	Albuquerque	NM	87111		5053145862
High Desert Residential Owners Association	Lynnette Rodriguez	lrodrguez@hoamco.com	10555 Montgomery Boulevard NE	Building 1, Suite 100	Albuquerque	NM	87111		5053145862
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Highland Business and NA Incorporated	Omair Durant	omairdurant@yahoo.com	305 Quincy Street NE		Albuquerque	NM	87108		5052654949
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Highlands North NA	Peggy Clark	rpclar1@comcast.net	6504 Arroyo Del Oso Avenue NE		Albuquerque	NM	87109	5052359164	5058482666
Historic Old Town Property Owners Association	Jim Hoffiss	treahobooks@yahoo.com	2012 South Plaza Street NW		Albuquerque	NM	87104		5052427204
Historic Old Town Property Owners Association	Kathy Hiatt	historicoldtown@gmail.com	110 San Felipe Street NW		Albuquerque	NM	87104	5057151609	
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Hodgin NA	Pat Mallory	malloryabq@msn.com	3916 Douglas MacArthur Road NE		Albuquerque	NM	87110	5052211567	
Hoffmantown NA	Pamela Pettit	smurfmom@comcast.net	2710 Los Arboles Place NE		Albuquerque	NM	87112		5052991609
Hoffmantown NA	Stephanie O'Guin		2711 Mesa Linda Drive NE		Albuquerque	NM	87112		5058040357
Holiday Park NA	Timothy Engelmann	resurgenthomesabq@gmail.com	11421 Bar Harbor Place NE		Albuquerque	NM	87111	5059774556	
Holiday Park NA	Jack O'Guinn	jlosmo@comcast.net	11516 Golden Gate Avenue NE		Albuquerque	NM	87111	5053508861	
Huning Castle NA	Deborah Allen	debzallen@ymail.com	206 Laguna Boulevard SW		Albuquerque	NM	87104		5052923644
Huning Castle NA	Harvey Buchalter	hcbuchalter@gmail.com	1615 Kit Carson SW		Albuquerque	NM	87104		5052702495
Huning Highland Historic District Association	Ann Carson	a.louisa.carson@gmail.com	416 Walter SE		Albuquerque	NM	87102		5052421143
Huning Highland Historic District Association	Bonnie Anderson	andersonbonnie505@gmail.com	321 High St. SE		Albuquerque	NM	87102		5052428848
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Indian Moon NA	Ronald Zawistoski	ronzawis@abq.com	8910 Princess Jeanne NE		Albuquerque	NM	87112	5054530905	
Inez NA	Maya Sutton	ycemaya@swcp.com	7718 Cutler Avenue NE		Albuquerque	NM	87110		5052478070
Inez NA	Donna Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE		Albuquerque	NM	87110	5055504715	
Jerry Cline Park NA	Eric Shirley	ericshirley@comcast.net	900 Grove Street NE		Albuquerque	NM	87110	5052682595	
Jerry Cline Park NA	Ron Goldsmith	rongoldsmith@yahoo.com	1216 Alcazar Street NE		Albuquerque	NM	87110		5056630246
John B Robert NA	Lars Wells	larswells@yahoo.com	11208 Overlook Drive NE		Albuquerque	NM	87111		5052930468

John B Robert NA	Sue	Hilts	suzy0910@comcast.net	11314 Overlook NE		Albuquerque	NM	87111		5052751758	
Juan Tabo Hills NA	Ryan	Giar	ryangiar@gmail.com	2036 Salvator Drive SE		Albuquerque	NM	87123	5056979410		
Juan Tabo Hills NA	Richard	Lujan	richtrip777@msn.com	11819 Blue Ribbon NE		Albuquerque	NM	87123			
Keystone Park HOA	Julie	Bush	jcbush707@gmail.com	7508 Keystone NE		Albuquerque	NM	87109		5058816384	
Keystone Park HOA	Ellen	Harvey	charvey871@aol.com	8021 Classic Avenue NE		Albuquerque	NM	87109	5053213770	5058566614	
Kirtland Community Association	Elizabeth	Aikin	bakeikin@comcast.net	1524 Alamo Avenue SE		Albuquerque	NM	87106		5052886524	
Kirtland Community Association	Kimberly	Brown	kandel@yahoo.com	PO Box 9731		Albuquerque	NM	87119		5052429439	
Knapp Heights NA	Susan	Timmerman	susan.timmerman@gmail.com	7009 Prairie Rd NE		Albuquerque	NM	87109		5059030623	
Knapp Heights NA	Daniel	Regan	dreganby@gmail.com	4109 Chama Street NE		Albuquerque	NM	87109	5052802549		
La Cuentista Subdivision Unit 1 HOA Incorporated	Gary	Illingworth	gillingworth@hoamco.com	3700A Education Place NW		Albuquerque	NM	87114		5058884479	
La Luz Del Sol NA	Gerold	Yonas	gyonas@aol.com	72 Wind Road NW		Albuquerque	NM	87120	5059181176		
La Luz Del Sol NA	Maureen	Fitzgibbon	mofitz48@gmail.com	23 Mill Road NW		Albuquerque	NM	87120	6085160195		
La Luz Landowners Association	Dan	Jensen	dgi1958@gmail.com	7 Arco NW		Albuquerque	NM	87120		5056100742	
La Luz Landowners Association	Jonathan	Abdalla	laluzlandowners@azulstar.com	6 Tumbleweed NW		Albuquerque	NM	87120	5053217795	5058973030	
La Mesa Community Improvement Association	Dayna	Mares	dayna.mares76@gmail.com	639 Dallas Street NE		Albuquerque	NM	87108	5054140085		
La Mesa Community Improvement Association	Idalia	Lechuga-Tena	idalialt@gmail.com	PO Box 8653		Albuquerque	NM	87198	5055503868		
La Sala Grande NA Incorporated	Shasta	Leonard	shasta.leonard@gmail.com	3309 La Sala del Este NE		Albuquerque	NM	87111		5055506744	
La Sala Grande NA Incorporated	Kathryn	Watkins	watkins@unm.edu	3500 La Sala Redonda NE		Albuquerque	NM	87111		5052388186	
Ladera Heights NA	Marie	Ludi	aludi2wo@yahoo.com	6216 St. Josephs Avenue NW		Albuquerque	NM	87120		5058399153	
Ladera Heights NA	Allan	Ludi	aludi415@gmail.com	6216 St. Josephs Avenue NW		Albuquerque	NM	87120		5058399153	
Ladera West NA	Karen	Buccola	kbucco@comcast.net	7716 Santa Rosalia NW		Albuquerque	NM	87120	5053855018		
Ladera West NA	Steven	Collins	slcnabq@aol.com	7517 Vista Alegre Street		Albuquerque	NM	87120	5052694604	5053441599	
Lafayette Place Condominium Association Incorporated	Melanie	McLaughlin	melanie@bluedoorhomes.net	3791 Southern SE		Rio Rancho	NM	87124		5053894316	
Lafayette Place Condominium Association Incorporated	Samantha	Anderson	sam@bluedoorhomes.net	3791 Southern SE		Rio Rancho	NM	87124		5053894316	
Las Casitas Del Rio HOA	Shannon	Peterson	shannonpete@gmail.com	3601 Grama Court NW		Albuquerque	NM	87120		5052645553	
Las Casitas Del Rio HOA	Maria	Constantine	maria.newmexicohomes@gmail.com	3609 Setaria Road NW		Albuquerque	NM	87120		5059030667	
Las Casitas Del Rio Unit 2 Subdivision HOA	Marissa	Crollett	marissacrollett@gmail.com	6163 Deergass Circle NW		Albuquerque	NM	87120	5757706087		
Las Casitas Del Rio Unit 2 Subdivision HOA	Robert	Cordova	bob.cordova10@comcast.net	6191 Deergass Circle NW		Albuquerque	NM	87120		5053284736	
Las Lomitas NA	Anne	Shaw	annes@swcp.com	8108 Corte de Agula NW		Albuquerque	NM	87120	5053636583		
Las Lomitas NA	Nancy	Griego	r.griego04@comcast.net	8024 Corte Del Viento NW		Albuquerque	NM	87120	5052286650		
Las Terrazas NA	Donald	Voth	dvoth@uark.edu	4323 Balcon Court NW		Albuquerque	NM	87120		5057920182	
Las Terrazas NA	David	Steidley	steadley@centurylink.net	8434 Rio Verde Place NW		Albuquerque	NM	87120	5052496367		
Laurelwood NA	Dagmar	Nelson	nelsondag@aol.com	7601 Lynwood Drive NW		Albuquerque	NM	87120		5053531909	
Laurelwood NA	Frank	Comfort	laurelwoodna@gmail.com	2003 Pinomwood Avenue NW		Albuquerque	NM	87120		5053216886	
Lee Acres NA	Christine	Burrows	chrisb901@comcast.net	901 Solar Road NW		Albuquerque	NM	87107	5055530660		
Lee Acres NA	Anna	Stovall	thestovallgroup@gmail.com	832 Solar Road NW		Albuquerque	NM	87107	5052641749		
Little Turtle HOA Incorporated	Pam	Walker	angadkaurw@gmail.com	7457 Prairie Road NE		Albuquerque	NM	87109		5059011485	
Little Turtle HOA Incorporated	Linda	Murphy	prairiepug@gmail.com	7455 Prairie Road NE		Albuquerque	NM	87109		5052806718	
Loma Del Rey NA	Jessica	Armijo	jarmijol2@outlookl.com	3701 Erbbe Street NE		Albuquerque	NM	87111		5054001221	
Loma Del Rey NA	Carol	Orona	oronacarol@hotmail.com	8416 Palo Duro Avenue NE		Albuquerque	NM	87111		5052948016	
Los Alamos Addition NA	Damian	Velasquez	damian@modernhandcrafted.net	3101 Sandia Road NW		Albuquerque	NM	87107	5053798391		
Los Alamos Addition NA	Don	Dudley	don.dudley@dondahleydesign.com	302 Sandia Road NW		Albuquerque	NM	87107	5052806280		
Los Altos Civic Association	Dawn	Stracener	dstracener45@gmail.com	2824 Los Altos Place SW		Albuquerque	NM	87105	5055890067	5057648500	
Los Altos Civic Association	Athena	La Roux	Athena@athenalaroux.com	2831 Los Altos Place SW		Albuquerque	NM	87105	5125297048		
Los Duranes NA	Lee	Gamelsky	lee@lgamm.com	2412 Miles Road SE		Albuquerque	NM	87106		5058428865	
Los Duranes NA	William	Herring	billherring@comcast.net	3104 Coca Road NW		Albuquerque	NM	87104		5053281553	
Los Poblanos NA	Don	Newman	don.newman@mac.com	5723 Guadalupe Trail NW		Albuquerque	NM	87107		5053443900	
Los Poblanos NA	Karon	Boutz	kboutz@gmail.com	1007 Sandia Road NW		Albuquerque	NM	87107		5053456002	
Los Vigils HOA Incorporated	Rosemary	Chabala	rchabala@crges.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113		5053422797	
Los Volcanes NA	Max	Garcia	max_garcia@msn.com	6619 Honeylocust Avenue NW		Albuquerque	NM	87121	5054012280		
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW		Albuquerque	NM	87121	5058508375	5058360336	
Mark Twain NA	Joel	Woodridge	joel.c.woodridge@gmail.com	1500 Indiana Street NE		Albuquerque	NM	87110		5053897840	
Mark Twain NA	Barbara	Lohbeck	bardean12@comcast.net	1402 California Street NE		Albuquerque	NM	87110	5052591932	5052540285	
Martineztown Work Group	Loretta	Naranjo Lopez	lnjlopez@msn.com	1127 Walher NE		Albuquerque	NM	87102		5052707716	
Martineztown Work Group	Rosalie	Martinez	rosalimartinez06@gmail.com	507 Rosemont NE		Albuquerque	NM	87102	5054174004		
McDuffie Twin Parks NA	Carol	Morris	carolamorris@aol.com	4137 Marble Avenue NE		Albuquerque	NM	87110		5053127313	
McDuffie Twin Parks NA	Mark	Hyland	burnmi007@aol.com	3607 Calle Del Monte NE		Albuquerque	NM	87110	5059750110		
McKinley NA	Marjorie	Padilla	mp1646@gmail.com	3616 Artec Road NE		Albuquerque	NM	87110		5058811646	
McKinley NA	Geraldine	Griego	griegocruz@comcast.net	3018 Solano Drive NE		Albuquerque	NM	87110	5052592517	5058811281	
Menaui Village Incorporated	Melanie	McLaughlin	melanie@bluedoorhomes.net	3791 Southern SE		Rio Rancho	NM	87124		5053894316	
Menaui Village Incorporated	Samantha	Anderson	sam@bluedoorhomes.net	3791 Southern SE		Rio Rancho	NM	87124		5053894316	
Mesa Del Sol NA	Joy	Ziener	independencedayjoy@gmail.com	5601 Addis Avenue SE		Albuquerque	NM	87106	5053316449		
Mesa Del Sol NA	James	Thompson	jamesthompson8@gmail.com	2227 Steiglitz Avenue SE		Albuquerque	NM	87106	2088696638		
Mesa Ridge HOA Incorporated	Kevin	Wilcox	contactkevinw@icloud.com	4843 Mesa Vista Trail NW		Albuquerque	NM	87120	5055536760	5055543607	
Mesa Ridge HOA Incorporated	Terri	Lovato	talovato55@gmail.com	5900 Mesa Vista Trail NW		Albuquerque	NM	87120	5056817130	5055541990	
MidTown A&E Merchant Association	Dennis	Burt	dennis.burt@caliberusa.com	4340 Cutler Avenue NE		Albuquerque	NM	87110	5052389838		
MidTown A&E Merchant Association	Alec	Houser	ahouser@dsinnm.com	4121 Prospect Avenue NE		Albuquerque	NM	87110	5059777129		
Mile Hi NA	Julia	North	jinorth123@gmail.com	1509 Cagua Drive NE		Albuquerque	NM	87110		5052552923	
Mile Hi NA	Cynthia	Serna	serna.cynthia@gmail.com	1616 Cardenas Drive NE		Albuquerque	NM	87110	5054536499		
Molten Rock NA	Sandy	Levinson	sandy@aquilatravel.com	7909 Kibo Drive NW		Albuquerque	NM	87120		5059773373	
Molten Rock NA	Mary Ann	Wolf-Lyerla	maryann@hlsnm.org	5608 Popo Drive NW		Albuquerque	NM	87120		5058992682	
Monte Largo Hills NA	Tom	Burkhalter		13104 Summer Place NE		Albuquerque	NM	87112		5052392151	
Monte Largo Hills NA	Susan	Law	susanlaw009@comcast.net	13101 Summer Place NE		Albuquerque	NM	87112		5052967719	
Montecito Estates Community Association	Rosemary	Chabala	rchabala@crges.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113		5053422797	
Montecito Estates Community Association	Stephen	Koehler	stevek.mebod@gmail.com	8515 Chlite Pine Road NW		Albuquerque	NM	87120		5055081831	
Montecito West Community Association Incorporated	Glenn	Tegtmeyer	glenn@tegtmeyer.us	8712 Espacio Verde Road NW		Albuquerque	NM	87120	5055036504	5052808213	
Montecito West Community Association Incorporated	Brandy	Hetherington	bhetherington@associatedasset.com	8212 Louisiana Boulevard NE	Suite C	Albuquerque	NM	87113	5054532938	5058561212	
Monterey Manor NA	Cindy	Miller	golfcindy5@gmail.com	12208 Casa Grande Avenue NE		Albuquerque	NM	87112		5052719466	
Monticello NA	Daniel	Poli	dpoli2@juno.com	12 Juan Road NE		Albuquerque	NM	87123		5052969307	
Monticello NA	Dan	Getz	planedz@yahoo.com	43 Monticello Street NE		Albuquerque	NM	87123		5052968882	
Mossman NA	Marya	Sena	maryasena1@gmail.com	3418 Dakota Street NE		Albuquerque	NM	87110		5052613660	
Mossman NA	Lori	Jameson	jamesonl@outlook.com	3543 Dakota Street NE		Albuquerque	NM	87110		5053061069	
Mossman South NA	Brittany	Ortiz	britt@chipotlebuttery.com	6224 Alta Monte NE		Albuquerque	NM	87110		5054104513	
Mossman South NA	Sarah	Couch	wordsongLLC@gmail.com	6224 Alta Monte NE		Albuquerque	NM	87110		5056108295	
Near North Valley NA	Heather	Norlfeet	nearnorthvalleyna@gmail.com	PO Box 6953		Albuquerque	NM	87197		5056204368	
Near North Valley NA	Joe	Sabatini	jsabatini423@gmail.com	3514 6th Street NW		Albuquerque	NM	87107	5058507455	5053449212	
Netherwood Park NA	Sara	Mills	saramills@comcast.net	2629 Cutler Avenue NE		Albuquerque	NM	87106	5054506712		
Netherwood Park NA	William	Gannon	wgannon@unm.edu	1722 Notre Dame NE		Albuquerque	NM	87106	5052497906		
New Vistas Subdivision HOA Incorporated	Patricia	Baur-Seeger	baupatti@yahoo.com	4105 New Vistas Court NW		Albuquerque	NM	87114	2487085598		
Nob Hill NA	Gary	Eyster	meyster1@me.com	316 Amherst Drive NE		Albuquerque	NM	87106	5059911388		
Nob Hill NA	David	Garcia	david@halftrifedigital.com	316 Tulane SE		Albuquerque	NM	87108	3107178507		
Nor Este NA	Uri	Bassan	uri.bassan@noreste.org	9000 Modesto Avenue NE		Albuquerque	NM	87122	5054179990		
Nor Este NA	Gina	Pioquinto	rpmartinez003@gmail.com	9015 Moonstone Drive NE		Albuquerque	NM	87113	5052385495	5058560926	
North Albuquerque Acres Community Association	Doug	Cloud	theracingdentist@gmail.com	9721 San Francisco NE		Albuquerque	NM	87122		5058569100	

North Albuquerque Acres Community Association	Carol	Ambabo	cracpa@swcp.com	8921 Glendale Avenue NE		Albuquerque	NM	87122	5052743254	
North Campus NA	Tim	Davis	tdavisnm@gmail.com	2404 Hammett NE		Albuquerque	NM	87106	5052643524	
North Campus NA	Sara	Koplik	sarakoplik@hotmail.com	1126 Stanford NE		Albuquerque	NM	87106	505705757	
North Domingo Baca NA	Lorna	Howerton	howerton9379@msn.com	7201 Peregrine NE		Albuquerque	NM	87113		5057157895
North Domingo Baca NA	Judie	Pellegrino	judiepellegirino@gmail.com	8515 Murrelet NE		Albuquerque	NM	87113		5058218516
North Eastern Association of Residents	Nancy	Pressley-Naimark	ndpressley@msn.com	9718 Apache Avenue NE		Albuquerque	NM	87112	5052288516	
North Eastern Association of Residents	Matt	Bohnhoff	matt.bohnhoff@gmail.com	9500 Arvada Avenue NE		Albuquerque	NM	87112	5052200519	
North Edith Commercial Corridor Association	Michael	Haederle	haederle@yahoo.com	10312 Edith Boulevard NE		Albuquerque	NM	87113	5054536072	
North Edith Commercial Corridor Association	Evelyn	Harris	grumpyeh46@comcast.net	10401 Edith Boulevard NE		Albuquerque	NM	87113	5053793693	
North Hills NA	Elise	Kraf	ekraf@gmail.com	7209 Gatling Drive NE		Albuquerque	NM	87109	5052206186	
North Hills NA	Gayle	Vickers		7653 Browning Road NE		Albuquerque	NM	87109	5053500328	
North Valley Coalition	Peggy	Norton	peggnorton@yahoo.com	P.O. Box 70232		Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW		Albuquerque	NM	87104	5052490938	5053441364
North Wyoming NA	William	Barry	wrbarry@msn.com	8124 Siguard Court NE		Albuquerque	NM	87109		5058211725
North Wyoming NA	Nanci	Carriveau	nancic613@hotmail.com	3309 Krim Drive NE		Albuquerque	NM	87109		5058218673
Oakland Estates HOA	Lindsay	Torres		PO Box 1589		Belen	NM	87002		5059175456
Oakland Estates HOA	Audra	Horschel	audgapudage@gmail.com	6701 Glenloch Way NE		Albuquerque	NM	87113		5057504129
Ocotillo HOA	Denise	Hagerty	dhagerty@cgs.com	3500 Jefferson Street NE	Suite B	Albuquerque	NM	87113		5053422797
Ocotillo HOA	Michael	Chase	mchase9912@gmail.com	9912 Sand Verbena Trail NE		Albuquerque	NM	87122		5052496581
Onate NA	Sharon	Ruiz	srz29@aol.com	1821 Paige Place NE		Albuquerque	NM	87112	5052219565	5052981570
Onate NA	Phyllis	Chavez	backey@aol.com	1808 Shirlane NE		Albuquerque	NM	87112		5052938028
Orchards at Anderson Heights Subassociation Incorporated	Giezell	Edison	gedison@hoamco.com	PO Box 67590		Albuquerque	NM	87193		5058884479
Orchards at Anderson Heights Subassociation Incorporated	Arina	Caster	arina87105@yahoo.com	PO Box 67590		Albuquerque	NM	87193		5058884479
Oso Grande NA	Vivienne	Affat	viv_at@yahoo.com	10317 Camino Del Oso NE		Albuquerque	NM	87111	5058036718	
Oso Grande NA	Alicia	Quinones	quinones@cybermesa.com	PO Box 21006		Albuquerque	NM	87111		
Oso Park Condominium Association Incorporated	Dominick	LePore	domlepore@live.com	PO Box 67590		Albuquerque	NM	87193		
Oso Park Condominium Association Incorporated	Camelou	Cavalier	ccavalier@hoamco.com	PO Box 67590		Albuquerque	NM	87193		5058884479
Oxbow Bluff HOA	Laura	Mason	ljmabq@gmail.com	4119 Silvery Minnow Place NW		Albuquerque	NM	87120		5054017735
Oxbow Bluff HOA	Ron	Schlecht	reschlecht@yahoo.com	4118 Silvery Minnow Place NW		Albuquerque	NM	87120		5053632825
Oxbow Park HOA	Andrea	Otero-Looney	aotero82@gmail.com	3901 Tundra Swan Court NW		Albuquerque	NM	87120		5059808441
Oxbow Park HOA	Bob	Nashwinter	bobnsh@aol.com	3828 Tundra Swan NW		Albuquerque	NM	87120	5055530774	
Oxbow Village HOA	Nick	Harrison	nick.new.mex@comcast.net	3800 Oxbow Village Lane NW		Albuquerque	NM	87120	5054333233	
Oxbow Village HOA	Raul	Garcia	rgar4@comcast.net	3831 Oxbow Village Lane NW		Albuquerque	NM	87120		
Palomas Park NA	Ann	Wagner	annwagner10@gmail.com	7209 Gallinas Avenue NE		Albuquerque	NM	87109		
Palomas Park NA	David	Marsh	wmarsh7@comcast.net	7504 Laster Avenue NE		Albuquerque	NM	87109		5058230133
Paradise Hills Civic Association	Maria	Warren	samralphroxy@yahoo.com	5020 Russell Drive NW		Albuquerque	NM	87114	5054402240	
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett Drive NW		Albuquerque	NM	87114	5053040106	5058972593
Parkland Hills NA	Mary	Darling	mdarling56@yahoo.com	650 Monroe Street SE		Albuquerque	NM	87108		5052202087
Parkland Hills NA	Robert	Leming	phnapresident@gmail.com	712 Truman Street SE		Albuquerque	NM	87108		5057507672
Parkway NA	Mary	Loughran	marykloughran@comcast.net	8015 Fallbrook Place NW		Albuquerque	NM	87120	5052497841	5058367841
Peppertree Royal Oak Residents Association	Ruben	Aleman	m_raleman@yahoo.com	8005 Fallbrook Place NW		Albuquerque	NM	87120	5053852189	
Peppertree Royal Oak Residents Association	Art	Verardo	a.verardo@comcast.net	11901 San Victorio Avenue NE		Albuquerque	NM	87111		5052966602
Peppertree Royal Oak Residents Association	Cheri	Schlagel	cmschlagel@outlook.com	12508 Tamarac Trail NE		Albuquerque	NM	87111	5052355226	5052948696
Piedras Marcadas NA	Susan	Deese-Roberts	sdeese@unm.edu	9124 Laura Lee Place NW		Albuquerque	NM	87114	5056817329	5058834907
Piedras Marcadas NA	Lawrence	Fendall	lfendall@netscape.net	8600 Tia Christina Drive NW		Albuquerque	NM	87114	5053859227	5058989092
Pueblo Alto NA	Tyler	Richter	tyler.richter@gmail.com	801 Madison NE		Albuquerque	NM	87110	5052392903	
Pueblo Alto NA	David	Michalski	chowisk83@gmail.com	735 Adams Street NE		Albuquerque	NM	87110	5054807675	
Quaker Heights NA	Orlando	Martinez	hlog2002@yahoo.com	5808 Jones Place NW		Albuquerque	NM	87120	5053605017	5053605038
Quaker Heights NA	Vanessa	Alarid	valarid@gmail.com	5818 Jones Place NW		Albuquerque	NM	87120	5055030640	5055030640
Quigley Park NA	Eric	Olivas	coman505@gmail.com	2708 Valencia Drive NE		Albuquerque	NM	87110		5059344581
Quintessence NA	Andrea	Landaker	president@qna-abq.org	10012 Coronado Avenue NE		Albuquerque	NM	87122		5057972466
Quivera Estates HOA	Amy	Costen	acosten@hoamco.com	3700A Education Place NW		Albuquerque	NM	87114		5058884479
Quivera Estates HOA	Charles	Wong	charles@maiesticconstruc.com	8104 Via Encantada NE		Albuquerque	NM	87122		5052357695
Rancho Encantado HOA	John	Marco	jim@vnm.net	4200 Mesa Rincon Drive NW		Albuquerque	NM	87120		5052501811
Rancho Encantado HOA	John	Vigil	jvigil56@outlook.com	5801 Mesa Sombra Place NW		Albuquerque	NM	87120		
Rancho Sereno NA	Sander	Rue	sanderrue@comcast.net	7500 Rancho Solano Court NW		Albuquerque	NM	87120	5053010189	
Rancho Sereno NA	Debra	Cox	dchrcox82@comcast.net	3209 Rancho Purniso NW		Albuquerque	NM	87120	5052388563	5057920448
Raynolds Addition NA	Stephanie	Elliot	skiot@gmail.com	324 14th Street SW		Albuquerque	NM	87102	4053067362	
Raynolds Addition NA	Margaret	Lopez	raynoldsneighborhood@gmail.com	1315 Gold Avenue SW		Albuquerque	NM	87102	5052899857	
Richland Hills HOA	Donna	Chavez	dchavez@cgs.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113	5052396124	5053422797
Rinconada Point Association Incorporated	Joni	Ulibari	joni1111@gmail.com	3220 Fritz Street NW		Albuquerque	NM	87120	5054593086	
Rinconada Point Association Incorporated	Connie	Gilman	rinconadapoint@aol.com	3212 Schumacher Street NW		Albuquerque	NM	87120	5054015100	
Rio Grande Boulevard NA	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW		Albuquerque	NM	87104	5052490938	5053441364
Rio Grande Boulevard NA	Eleanor	Walther	ewalther@comcast.net	2212 Camino De Los Artesanos NW		Albuquerque	NM	87107	5053854570	5053421820
Rio Grande Compound HOA	Judd	West	judd@westlawfirmplc.com	2900 Calle Grande NW		Albuquerque	NM	87104	5056817901	
Rio Grande Compound HOA	Ann	King	akingnm@hotmail.com	3004 Calle De Alamo NW		Albuquerque	NM	87104	5052692624	5052620364
Rio Oeste HOA	Donna	Chavez	pearson.donna64@yahoo.com	6228 Escoviel Street NW		Albuquerque	NM	87120		5052396124
Rio Oeste HOA	Orlando	Gonzales	o_dgonzales@yahoo.com	4101 Zarzuela Avenue NW		Albuquerque	NM	87120	5057023003	
Riverview Heights NA	Cynthia	Doe	cyndoe@hotmail.com	1414 Crescent Drive NW		Albuquerque	NM	87105		5059343951
Riverview Heights NA	Cyrus	Toll	tollhouse1@msn.com	1306 Riverview Drive NW		Albuquerque	NM	87105	5052052513	5058311657
Rococo Association	Melanie	McLaughlin	melanie@bluedoorhomes.net	3791 Southern SE		Rio Rancho	NM	87124		5053894316
Rococo Association	Samantha	Anderson	sam@bluedoorhomes.net	3791 Southern SE		Rio Rancho	NM	87124		5053894316
Route 66 West NA	Cherise	Quezada	cherquezada@yahoo.com	10304 Paso Fino Place SW		Albuquerque	NM	87121	5052631178	
Route 66 West NA	Paul	Fava	paulfava@gmail.com	505 Parnelli Drive SW		Albuquerque	NM	87121	5053853202	
San Antonio Condominium HOA	Giezell	Edison	gedison@hoamco.com	PO Box 67590		Albuquerque	NM	87193		5058884479
San Blas HOA	Stephanie	Barks	litafar@yahoo.com	6614 San Blas Place NW		Albuquerque	NM	87120	5059912706	
San Blas HOA	Heidi	Marchand	heidimarchand@gmail.com	6627 San Blas Place NW		Albuquerque	NM	87120		5058390586
San Jose NA	Robert	Brown	rbp4me@gmail.com	2200 William Street SE	Suite B	Albuquerque	NM	87102	5055895842	
San Jose NA	Olivia	Greathouse		408 Bethel Drive SE		Albuquerque	NM	87102	5053158224	
Sandia High School Area NA	Betty	Rosenberg	betty.rosenberg@gmail.com	3108 Texas Street NE		Albuquerque	NM	87110		5052508837
Sandia High School Area NA	Michael	Kious	mikekious@aol.com	7901 Palo Duro NE		Albuquerque	NM	87110		5058812564
Sandia Vista NA	Lucia	Munoz	lulmuni213@gmail.com	316 Dorothy Street NE		Albuquerque	NM	87123	5056207164	
Sandia Vista NA	Brenda	Gebler	happygranny8@aol.com	PO Box 50219		Albuquerque	NM	87181		5052935543
Santa Barbara Martineztown NA	Theresa	Ilgen	theresa.ilgen@aps.edu	214 Prospect NE		Albuquerque	NM	87102		
Santa Barbara Martineztown NA	Loretta	Naranjo Lopez	lnjlopez@msn.com	1127 Walter NE		Albuquerque	NM	87102		5052707716
Santa Fe Village NA	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW		Albuquerque	NM	87120	5054006516	
Santa Fe Village NA	Robert	Oberer	roberer@comcast.net	4949 Rosemary Drive NW		Albuquerque	NM	87120	5052055378	
Sawmill Area NA	Jaime	Leanos	jaime.leanos@gmail.com	1427 15th Street NW		Albuquerque	NM	87104		5054635396
Sawmill Area NA	Dina	Afek	dina.afek@gmail.com	1503 Summer Avenue NW		Albuquerque	NM	87104	5204041988	
Seven Bar North HOA	Jack	Corder	associations@corderandcompany.com	PO Box 45960		Rio Rancho	NM	87174	5056150405	5058967700
Seven Bar North HOA	Scott	Templeton	scott.templeton@comcast.net	4332 Dry Creek Place		Albuquerque	NM	87114		5055030888

Siesta Hills NA	Rachel	Baca	siesta2napres@gmail.com	NW		Albuquerque	NM	87108	5055630156		
Siesta Hills NA	Kathy	Person	kp-shna@centurylink.net	1301 Odium SE		Albuquerque	NM	87108	5052632883	5058436084	
Silver Hill NA	Don	McIver	dhodinen@gmail.com	1801 Gold Avenue SE		Albuquerque	NM	87106		5053850464	
Silver Hill NA	James	Montalbano	ja.montalbano@gmail.com	1409 Silver Avenue SE		Albuquerque	NM	87106	5052430827		
Silver Platinum Downtown NA	Leon	Garcia	leon@silverplatinumdowntown.org	205 Silver Avenue SW	#419	Albuquerque	NM	87102		5057029335	
Silver Platinum Downtown NA	Ronald	Casias	re@silverplatinumdowntown.org	205 Silver Avenue SW	#428	Albuquerque	NM	87102	5053190958		
Singing Arrow NA	Judy	Young	youngjudy@gmail.com	12614 Singing Arrow SE		Albuquerque	NM	87123		5056750479	
Singing Arrow NA	Beatrice	Purcella		13309 Rachel Road SE		Albuquerque	NM	87123	5053503108		
Skyview West NA	Tony	Chavez	chaveztk1@aol.com	201 Claire Lane SW		Albuquerque	NM	87121	5059741809	5058315556	
Skyview West NA	Tony	Chavez	chaveztk1@aol.com	305 Claire Lane SW		Albuquerque	NM	87121	5054531321		
Snow Heights NA	Julie	Nielsen	bjnielsen@gmail.com	8020 Bellamah Avenue NE		Albuquerque	NM	87110	5053622313	5052923989	
Snow Heights NA	Laura	Garcia	laurasmig1@aol.com	1404 Katie Street NE		Albuquerque	NM	87110	5052355858		
Sonora HOA	Daniel	Enderich	daniel.enderich@gmail.com	6806 Tesoro Place NE		Albuquerque	NM	87113	5055449057		
Sonora HOA	Robyn	Romero	sonorahoa87113@gmail.com	6909 Tesoro Place NE		Albuquerque	NM	87113	5054010111		
South Broadway NA	Tiffany	Broadous	tiffany.h10@gmail.com	215 Trumbull SE		Albuquerque	NM	87102		5055074250	
South Broadway NA	Frances	Armijo	fparmijo@gmail.com	915 William SE		Albuquerque	NM	87102	5054003473	5052478798	
South Guadalupe Trail NA	Heather	Brislen	brislen@gmail.com	4905 Guadalupe Trail NW		Albuquerque	NM	87107	5052803126		
South Guadalupe Trail NA	Andy	Apple	andyapple62@gmail.com	5116 Guadalupe Trail NW		Albuquerque	NM	87107	5052281273		
South Los Altos NA	Debbie	Conger	notices@slanann.org	325 Espejo Street NE		Albuquerque	NM	87123	5053406649		
South Los Altos NA	Stephen	Martos-Ortiz	sdmartos91@gmail.com	429 General Somervell Street NE		Albuquerque	NM	87123	5058037736		
South San Pedro NA	Khadajah	Bottom	khadjahsuli@vizonz.org	1200 Madeira SE	#130	Albuquerque	NM	87108		5058327141	
South San Pedro NA	Zabdiel	Aldez	zabdiel505@gmail.com	735 Alvarado SE		Albuquerque	NM	87108	5052363534		
South Valley Coalition of Neighborhood Associations	Patricio	Dominguez	dpatricio@gmail.com	3094 Rosendo Garcia Road SW		Albuquerque	NM	87105		5052382429	
South Valley Coalition of Neighborhood Associations	Roberto	Roihal	rroihal@comcast.net	2233 Don Felipe Road SW		Albuquerque	NM	87105		5054809651	
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswcdg@gmail.com	5921 Central Avenue NW		Albuquerque	NM	87105	5053855809	5058362976	
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wcdg.org	5921 Central Avenue NW		Albuquerque	NM	87105			
Southeast Heights NA	Pete	Belletto	pmbdoc@yahoo.com	902 Valverde Drive SE		Albuquerque	NM	87108		5052064957	
Southeast Heights NA	John	Pate	jpate@molzencorbin.com	1007 Illenwilde Lane SE		Albuquerque	NM	87108	5052534193	5052552984	
Spanish Walk NonProfit Corporation	Jerrri	Seaborn	jpsseaborn@gmail.com	610 Camino Espanol NW		Albuquerque	NM	87107		5053214624	
Spanish Walk NonProfit Corporation	Sandra	Nunn	csandn74@msn.com	602 Camino Espanol NW		Albuquerque	NM	87107		5052805761	
Spruce Park NA	Bart	Cimenti	bartj505@gmail.com	1502 Roma Avenue NE		Albuquerque	NM	87106		5052591918	
Spruce Park NA	John	Cochran	jcochr@gmail.com	1300 Los Lomas Road NE		Albuquerque	NM	87106		5052391988	
SR Marmon NA	Sally	Powell	sally@srmaa.org	3301 Coors Boulevard NW	#R170	Albuquerque	NM	87120			
SR Marmon NA	Em	Ward	info@srmma.org	PO Box 7434		Albuquerque	NM	87194	5053048167		
St Josephs Townhouse Association	Marie	Ludi	aludi2wo@yahoo.com	6216 St. Josephs Avenue NW		Albuquerque	NM	87120		5058399153	
St Josephs Townhouse Association	Allan	Ludi	aludi415@gmail.com	6216 St. Josephs Avenue NW		Albuquerque	NM	87120		5058399153	
Stardust Skies North NA	Tillery	Dingler	tillery3@icloud.com	7727 Hermanson Place NE		Albuquerque	NM	87110	5052200484		
Stardust Skies North NA	Mary	Hawley	mtbsh@comcast.net	7712 Hendrix Road NE		Albuquerque	NM	87110	5052595849		
Stardust Skies Park NA	Matt	Straton	matoe.straton@gmail.com	7309 Bellrose NE		Albuquerque	NM	87110	5054170004		
Stardust Skies Park NA	Kim	Lovely-Peake	lovelytypeke@comcast.net	7100 Bellrose NE		Albuquerque	NM	87110		5052687969	
Stinson Tower NA	Lucy	Arzate-Boyles	arzate.boyles2@yahoo.com	3684 Tower Road SW		Albuquerque	NM	87121	5059343035		
Stinson Tower NA	Eloy	Padilla Jr.	eloydav@gmail.com	7619 Greywolf Road SW		Albuquerque	NM	87121	5053150789		
Stonebrooke Estates HOA Incorporated	Edy	Klein	eklein@hoamco.com	8700 Education Place NW	Bldg. A	Albuquerque	NM	87114		5058884479	
Story Rock HOA	Kelby	Eggleston	keggleston@crges.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113	5053422797		
Story Rock HOA	Erin	Brizuela	erbrizuela@crges.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113	5053422797		
Stronghurst Improvement Association Incorporated	Mark	Lines	aberdaber@comcast.net	3010 Arno Street NE		Albuquerque	NM	87107		5052504129	
Stronghurst Improvement Association Incorporated	William	Sabatini	wsabatini@gmail.com	2904 Arno Street NE		Albuquerque	NM	87107	5052500497		
Summit Park NA	Joan Marie	Hart	jmhartm@gmail.com	1428 Richmond DR NE		Albuquerque	NM	87106	5059445327		
Summit Park NA	Elisha	Allen	elisha.allen@gmail.com	817 Amherst Drive NE		Albuquerque	NM	87106	5052210900		
Sun North Estates Property Owners' Association Incorporated	Ruth	Troyer	rtroyer@sumydale.org	8305 Brook Street NE		Albuquerque	NM	87113	5052741179		
Sun North Estates Property Owners' Association Incorporated	Brenda	Oliver	sneestateshoa@yahoo.com	8450 Creek Street NE		Albuquerque	NM	87113		5058848744	
Sunstar NA	Ken	Williams	kenwilliams34@gmail.com	3639 Sunstar Boulevard SW		Albuquerque	NM	87105		5054013937	
Sunstar NA	Rebecca	Jimenez	rebeccaarlenejimenez@gmail.com	3601 Sunstar Loop SW		Albuquerque	NM	87105		5059179043	
Supper Rock NA	Kathleen	Schindler-Wright	srock692@comcast.net	PO Box 50577		Albuquerque	NM	87101		5052752710	
Supper Rock NA	Ken	O'Keefe	cnkoakeefe@msn.com	600 Vista Abajo Drive NE		Albuquerque	NM	87123		5052969075	
Sycamore NA	Richard	Vighiano	richard@vigliano.net	1205 Copper NE		Albuquerque	NM	87106		5059809813	
Sycamore NA	Mardon	Gardella	mg411@aig.com	411 Maple Street NE		Albuquerque	NM	87106		5058436154	
Symphony HOA Incorporated	Jaramillo	Jaime	jaime@comcast.net	2801 Albuquerque Trail NW		Albuquerque	NM	87104		5055506799	
Symphony HOA Incorporated	Michelle	Lombard	mlombard23@gmail.com	1512 Presto Way NW		Albuquerque	NM	87104	5052592203		
Taylor Ranch NA	Nita	Day	secretary@tma.org	6127 Deergarth Circle NW		Albuquerque	NM	87120	5059084988		
Taylor Ranch NA	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW		Albuquerque	NM	87120		5058982114	
Terracita HOA	Melanie	McLaughlin	melanie@bluedoorhomes.net	3791 Southern SE		Rio Rancho	NM	87124		5053894316	
Terracita HOA	Samantha	Anderson	sam@bluedoorhomes.net	3791 Southern SE		Rio Rancho	NM	87124		5053894316	
The Courtyards NA	Jackie	Cooke	jackiecooke@comcast.net	PO Box 7823		Albuquerque	NM	87194	4105985453	5058390388	
The Courtyards NA	Jayne	Aubele	jaubele1012@comcast.net	2919 Monument Drive NW		Albuquerque	NM	87120	5059808703	5053526390	
The Enclave at Oxbow HOA	John	Holt	jholt@hoamco.com	PO Box 67590		Albuquerque	NM	87114		5058884479	
The Enclave at Oxbow HOA	Jill	Greene	albdqod@aol.com	3915 Fox Sparrow Trail NW		Albuquerque	NM	87120		5054103250	
The Estates at Mirehaven Community Association Incorporated	Angela	Manzanedo	amanzanedo@associatedasset.com	9100 Del Webb Lane NW		Albuquerque	NM	87120		5054456301	
The Estates at Mirehaven Community Association Incorporated	Julie	Karl	jkarl@aannm.com	9100 Del Webb Lane NW		Albuquerque	NM	87120	5059759095	5054456301	
The Estates at Tanoan HOA	Lucy	Barabe		7025 Moon Glow Court NE		Albuquerque	NM	87111			
The Estates at Tanoan HOA	Darrell	Spreen	estatesatanoan@aol.com	10412 City Lights Drive NE		Albuquerque	NM	87111		5057970740	
The Lots @ 610 Central SW Owners Association Incorporated	Terri	Krantz	teravintage@hotmail.com	610 Central Avenue SW	Unit 3B	Albuquerque	NM	87102	3605102961		
The Lots @ 610 Central SW Owners Association Incorporated	Gary	Illingworth	gillingworth@hoamco.com	8700A Education Place NW		Albuquerque	NM	87114		5058884479	
The Manors at Mirehaven Community Association Incorporated	Brandy	Hetherington	bheterington@associatedasset.com	8212 Louisiana Boulevard NE	Suite C	Albuquerque	NM	87113	5054532938	5058561212	
The Manors at Mirehaven Community Association Incorporated	Jody	Roman	jroman@associatedasset.com	8212 Louisiana Boulevard NE	Suite C	Albuquerque	NM	87113		5058561212	
The Paloma Del Sol NA	Paul	Jones	goingtopaul@comcast.net	4808 San Timoteo Avenue NW		Albuquerque	NM	87114	5053280355		
The Paloma Del Sol NA	Bob	McElearney	bm.mcelearney@yahoo.com	5009 San Timoteo Avenue NW		Albuquerque	NM	87114	3122184454		
The Presidio HOA	Fran	Pawlak	fpawlak@crges.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113		5053422797	
The Presidio HOA	Devin	Marquez	dmarquez@crges.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113		5053422797	
The Quail Springs NA	Laura	High	laurah067@gmail.com	7135 Quail Springs Place NE		Albuquerque	NM	87113		5054532756	
The Quail Springs NA	Goldialu	Stone	gstone@swcp.com	7116 Quail Springs Place NE		Albuquerque	NM	87113		5057975597	
The Terraces at Peppertree HOA Incorporated	Joyce	Neely	joycedneely@gmail.com	11816 Summertree Road		Albuquerque	NM	87111	9162163293		

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the

community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
<https://ido.abc-zone.com/integrated-development-ordinance-ido?page=393>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dcarmona@cabq.gov or DNC@cabq.gov

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Thursday, September 30, 2021 10:15 AM

To: Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Amendment to IDO Text – Citywide

Contact Name

Mikaela Renz-Whitmore

Telephone Number

5059243932

Email Address

mrenz@cabq.gov

Company Name

CABQ Planning Department

Company Address

600 2nd St. NW, 600 2nd St. NW

City

Albuquerque

State

NM

ZIP

87104

Legal description of the subject site for this project:

Citywide

Physical address of subject site:

Citywide

Subject site cross streets:

Citywide

Other subject site identifiers:

This site is located on the following zone atlas page:

Citywide

Public Notice - Neighborhood Association Representatives without Email
Amendment to IDO Text - Citywide

Association Name	First Name	Last Name	Address Line 1	City	State	Zip
Blossom Ridge at Anderson Hills NA Incorporated	Sarah	Wise	PO Box 67590	Albuquerque	NM	87193
Citizens Information Committee of Martineztown	Frank	Martinez	501 Edith Boulevard NE	Albuquerque	NM	87102
Crestview Bluff Neighbors Association	Stephanie	Gilbert	908 Alta Vista Court SW	Albuquerque	NM	87105
Crestview Bluff Neighbors Association	Alfred	Otero	414 Crestview Drive SW	Albuquerque	NM	87105
Hoffmantown NA	Pamela	Pettit	2710 Los Arboles Place NE	Albuquerque	NM	87112
Monte Largo Hills NA	Tom	Burkhalter	13104 Summer Place NE	Albuquerque	NM	87112
North Hills NA	Gayle	Vickers	7653 Browning Road NE	Albuquerque	NM	87109
Oakland Estates HOA	Lindsay	Torres	PO Box 1589	Belen	NM	87002
San Jose NA	Olivia	Greathouse	408 Bethel Drive SE	Albuquerque	NM	87102
Skyview West NA	Beatrice	Purcella	201 Claire Lane SW	Albuquerque	NM	87121
The Estates at Tanoan HOA	Lucy	Barabe	7025 Moon Glow Court NE	Albuquerque	NM	87111
Valley Gardens NA	Robert	Price	2700 Desert Garden Lane SW	Albuquerque	NM	87105
Villa De Paz HOA Incorporated	Christine	Roy	54 Calle Monte Aplanado NW	Albuquerque	NM	87120
West Bluff NA	Patrisha	Dyea	5012 Bridges Avenue NW	Albuquerque	NM	87120
Winrock South NA	John	Kinney	7110 Constitution Avenue NE	Albuquerque	NM	87110
Winrock South NA	Virginia	Kinney	7110 Constitution Avenue NE	Albuquerque	NM	87110

logitech

CITY OF ALBUQUERQUE



Planning Department

West Bluff NA
Parish/Dykes
5012 Bridges Avenue NW
Albuquerque NM 87120

CITY OF ALBUQUERQUE



Planning Department

Crestview Bluff Neighbors Association
Stephanie Gilbert
508 Alta Vista Court SW
Albuquerque NM 87105

CITY OF ALBUQUERQUE



Planning Department

Blossom Ridge at Anderson Hills, NA
Incorporated
Sara Wiese
PO Box 67590
Albuquerque NM 87193

CITY OF ALBUQUERQUE



Planning Department

Crestview Bluff Neighbors Association
Alfredo Otero
414 Crestview Drive SW
Albuquerque NM 87105

CITY OF ALBUQUERQUE



Planning Department

North Hills NA
Gayle/DeKees
7653 Browning Road NE
Albuquerque NM 87109

CITY OF ALBUQUERQUE



Planning Department

Skyview West NA
Bernice/Veronica
5201 Skyview SW
Albuquerque NM 87121

CITY OF ALBUQUERQUE



Planning Department

Villa De Paz HOA Incorporated
Christine Key
54 Calle Morone Apurados NW
Albuquerque NM 87120

CITY OF ALBUQUERQUE



Planning Department

Winrock South NA
Virginia Kinney
7110 Constitution Avenue NE
Albuquerque NM 87110

CITY OF ALBUQUERQUE



Planning Department

Wenrick South NA
Johnkenney
7110 Constitution Avenue NE
Albuquerque NM 87110

CITY OF ALBUQUERQUE



Planning Department

The Estates at Taronan HOA
Lucy Beal
7023 Moon Glow Court NE
Albuquerque NM 87111

CITY OF ALBUQUERQUE



Planning Department

Valley Gardens NA
Robert Price
2700 Desert Garden Lane SW
Albuquerque NM 87105

CITY OF ALBUQUERQUE



Planning Department

Oakland Estates HOA
Lindsay Torres
PO Box 1589
Belen NM 87002

CITY OF ALBUQUERQUE



Planning Department

San Jose NA
Olivagresthouse
408 Bethel Drive SE
Albuquerque NM 87102

CITY OF ALBUQUERQUE



Planning Department

Citizens Information Committee of
Martineztown
Frank Martinez
501 Edith Boulevard NE
Albuquerque NM 87102

CITY OF ALBUQUERQUE



Planning Department

Hoffmantown NA
Pamela Pettit
2710 Los Arboles Place NE
Albuquerque NM 87112

CITY OF ALBUQUERQUE



Planning Department

Monte Largo Hills NA
Tom Burkhalter
13104 Summer Place NE
Albuquerque NM 87112



Mr. Shahab Biazar
City Engineer
Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87102

RE: October 2021 EPC Submittal – Public Mailed Notice Certification
Amendment to Integrated Development Ordinance (IDO) Text – Citywide and Amendment to the
IDO Text – Small Area

Dear Mr. Biazar,

Please accept this letter as certification of Mailed Notice as required by the IDO.

I, Alfredo Salas, do hereby certify and attest that I delivered 253 letters to the City of Albuquerque's mail room for first class stamping and delivery to the U.S. Post Office on October 25, 2021.

- Of these, 237 letters were to property owners in or within 100 feet of the Old Town Historic Protection Overlay Zone (HPO-5) boundary, as required by IDO Subsection 14-16-6-4(K)(3)(d).
- An additional 16 letters were addressed to Neighborhood Association representatives without email addresses on file with the Office of Neighborhood Coordination for the city-wide request as required by IDO Subsection 14-16-6-4(K)(3)(b) and as shown on the attached exhibits.

Sincerely,

Alfredo Salas
EPC Hearing Monitor
Planning Department
600 2nd Street NW, Third Floor
Albuquerque NM 87102

* Received by Larry O English Date 10.25.21

DFAS/Purchasing/Office Services (mail room)

IDO Annual Update 2021

Neighborhood Association Representatives with email bounces that were sent first class letters

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip
West La Cueva NA	Erica	Vasquez	ericamvas@gmail.com	8511 Rancho Del Oro Place NE		Albuquerque	NM	87113
Victory Hills NA	Melissa	Williams	mansdf@comcast.net	1010 Princeton SE		Albuquerque	NM	87106
South Los Altos NA	Debbie	Conger	notices@slananm.org	325 Espejo Street NE		Albuquerque	NM	87123
Rio Grande Compound HOA	Judd	West	judd@westlawfirmpllc.com	2900 Calle Grande NW		Albuquerque	NM	87104
Quivera Estates HOA	Charles	Wong	charles@majesticconstruc.com	8104 Via Encantada NE		Albuquerque	NM	87122
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett Drive NW		Albuquerque	NM	87114
La Sala Grande NA Incorporated	Shasta	Leonard	shasta.leonard@gmail.com	3309 La Sala del Este NE		Albuquerque	NM	87111
La Luz Landowners Association	Jonathan	Abdalla	laluzlandowners@azulstar.com	6 Tumbleweed NW		Albuquerque	NM	87120
Albuquerque Meadows Residents Association	Dawn	Jones	devindawn2010@gmail.com	7112-61 Pan American Freeway NE		Albuquerque	NM	87109
Academy Park HOA	William	Pratt	prattsalwm@yahoo.com	6753 Kelly Ann Road NE		Albuquerque	NM	87109

PO Box 1293 Albuquerque New Mexico 87103



Planning Department

CITY OF ALBUQUERQUE

La Luz Landowners Association
Jonathan Abdalla
6 Tumbleweed NW
Albuquerque NM 87120

EPC

PO Box 1293 Albuquerque New Mexico 87103



Planning Department

CITY OF ALBUQUERQUE

La Sala Grande NA Incorporated
Shasta Leonard
3309 La Sala del Este NE
Albuquerque NM 87111

EPC

PO Box 1293 Albuquerque New Mexico 87103



Planning Department

CITY OF ALBUQUERQUE

Rio Grande Compound HOA
Judd West
2900 Calle Grande NW
Albuquerque NM 87104

EPC

PO Box 1293 Albuquerque New Mexico 87103



Planning Department

CITY OF ALBUQUERQUE

Academy Park HOA
William Pratt
6753 Kelly Ann Road NE
Albuquerque NM 87109

EPC



Planning Department

CITY OF ALBUQUERQUE

EPC

South Los Altos NA
DebbieConger
325 Espejo Street NE
AlbuquerqueNM87123



Planning Department

CITY OF ALBUQUERQUE

EPC

West La Cueva NA
EricaVasquez
8511 Rancho Del Oro Place NE
AlbuquerqueNM87113



Planning Department

EPC

Paradise Hills Civic Association
TomAnderson
10013 Plunkett Drive NW
AlbuquerqueNM87114



Planning Department

CITY OF ALBUQUERQUE

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Quivera Estates HOA
CharlesWong
8104 Via Encantada NE
AlbuquerqueNM87122



Planning Department

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Albuquerque Meadows Residents
Association
DawnJones
7112-61 Pan American Freeway NE
AlbuquerqueNM87109



Planning Department

CITY OF ALBUQUERQUE

EPC

Victory Hills NA
MelissaWilliams
1010 Princeton SE
AlbuquerqueNM87106



Mr. Shahab Biazar
City Engineer
Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87102

RE: October 2021 EPC Submittal – Public Mailed Notice Certification
Amendment to Integrated Development Ordinance (IDO) Text – Citywide and Amendment to the
IDO Text – Small Area

Dear Mr. Biazar,

Please accept this letter as certification of Mailed Notice as required by the IDO.

I, Alfredo Salas, do hereby certify and attest that I delivered 10 letters to the City of Albuquerque's mail room for first class stamping and delivery to the U.S. Post Office on October 28, 2021.

These 10 letters were addressed to Neighborhood Association representatives whose email addresses on file with the Office of Neighborhood Coordination bounced back when sent the email notice for the city-wide request to amend the Integrated Development Ordinance (IDO) for the 2021 annual update as required by IDO Subsection 14-16-6-4(K)(3)(b). These follow-up letters are not required by the IDO, but we are providing them as a courtesy to these Neighborhood Association representatives to help ensure their awareness of the IDO Annual Update.

Sincerely,

Alfredo Salas
EPC Hearing Monitor
Planning Department
600 2nd Street NW, Third Floor
Albuquerque NM 87102

* Received by Larry D. Gagliardi Date 10-28-21

DFAS/Purchasing/Office Services (mail room)

PUBLIC COMMENTS- Pinned to Online Spreadsheet

<https://ido.abc-zone.com/ido-annual-update-2021-epc-submittal-citywide-proposed-changes>

IDO Annual Update 2021 - EPC Submittal - Citywide

Page	Section	Change / Discussion	Explanation
1	1-3	Purpose Add new subsection as follows: <u>"Provide processes for development decisions that balance the interests of the City, developers, property owners, and residents and ensure opportunities for input by affected parties."</u>	Adds a purpose statement related to transparent processes for development decisions. <div>008 006 003 002 001</div>
5	1-8(A)(3)	Relationship to Other Regulations Revise the first sentence as follows: "When any area-specific regulation (i.e. for Centers, Corridors, or small areas) conflicts with any citywide regulation in <u>Part 14-16-2 (Zone Districts)</u> , Part 14-16-4 (Use Regulations), Part 14-16-5 (Development Standards), or Part 14-16-6 (Administration and Enforcement), the area-specific regulations prevail for development within the specified area regardless of whether the area-specific regulation is more or less restrictive than the citywide regulation, <u>unless specified otherwise in this IDO.</u> "	Adds Part 2 (Zone Districts) to the list of where citywide standards might conflict with Center/Corridor/small area standards. MX-FB includes standards that would apply citywide as well as in Centers and Corridors. Adds exception to this general hierarchy of rules when the IDO specifies an exception in other sections. <div>010 007</div>
6	1-10(A)(1)	Transitions from Previous Regulations Revise the first sentence as follows: "Any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration pursuant to Subsection 14-16-6-4(X) (Expiration of Approvals) and to amendment pursuant to Subsection 14-16-6-4(Y) (Amendments of Approvals) or 14-16-6-4(Z) (Amendments of Pre-IDO Approvals), as applicable, <u>until they are replaced with an approval subject to allowable uses and development standards in this IDO pursuant to the procedures in Part 14-16-6 (Administration and Enforcement).</u> "	Clarifies that new approvals can be sought per IDO uses, standards, and procedures to replace pre-IDO approvals. <div>004 009</div>
41	2-4(E)(3)(h) 3 [new]	MX-FB Zone Add a new subsection with text as follows: <u>"If areas are required to be landscaped by 2 or more provisions of this IDO, landscaping provided that meets the greater requirement shall count toward fulfilling the overlapping requirements."</u>	Adds language consistent with Subsection 5-6(C)(3)(a) so that landscaping provided may count toward overlapping requirements. <div>005</div>

#001

Posted by **projectteam** on **10/27/2021** at **7:06pm** [Comment ID: 107] - [Link](#)

Agree: 0, Disagree: 0

Test! I am adding a comment for the EPC by clicking here.

#002

Posted by **Commercial Association of REALTORS New Mexico** on **12/06/2021** at **11:55am** [Comment ID: 158] - [Link](#)

Agree: 0, Disagree: 0

We don't quite understand the intent, but the comments so far are from neighbors who think they should be listed first. If the developer owns the land, neighbors come second.

#003

Posted by **Patricia Willson** on **11/09/2021** at **2:30pm** [Comment ID: 117] - [Link](#)

Agree: 2, Disagree: 0

add an amendment to provide the source of each amendment (i.e., staff? developers?)

#004

Posted by **Joe Smith** on **12/03/2021** at **5:06pm** [Comment ID: 152] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Is that text really meant to clarify??

#005

Posted by **Patricia Willson** on **11/24/2021** at **2:52pm** [Comment ID: 132] - [Link](#)

Agree: 0, Disagree: 0

This is a good example of a TECHNICAL (vs. SUBSTANTIVE) edit.

#006

Posted by **Patricia Willson** on **11/08/2021** at **11:56am** [Comment ID: 115] - [Link](#)

Agree: 3, Disagree: -1

I take issue with the order in which the stakeholders are listed. Why are developers ahead of residents and property owners?

#007

Posted by **Sylvia Brunner** on **11/13/2021** at **11:31am** [Comment ID: 121] - [Link](#)

Agree: 1, Disagree: -1

This has the potential to nullify the intent of overlay protections.

#008

Posted by **Jane Baechle** on **11/15/2021** at **1:30pm** [Comment ID: 123] - [Link](#)

Agree: 2, Disagree: 0

I agree with Patricia Wilson. The implied priority in this listing places residents who are also homeowners and taxpayers behind the interests of all other parties.

#009

Posted by **Patricia Willson** on **11/24/2021** at **2:52pm** [Comment ID: 131] - [Link](#)

Agree: 0, Disagree: 0

What if a prior approved site plan has conditions of approval based on NA input--or from an old Sector Plan--do those protections remain?

#010

Posted by **Patricia Willson** on **11/24/2021** at **2:50pm** [Comment ID: 130] - [Link](#)

Agree: 0, Disagree: 0

This has the potential to undermine CPO's and VPO's. This is a substantive, rather than technical, edit.

IDO Annual Update 2021 - EPC Submittal - Citywide

Page	Section	Change / Discussion	Explanation
145	Table 4-2-1	Overnight Shelter Add a (P) to make this use permissive in MX-M and change from conditional (C) to permissive (P) in 022 K-H. 021 020	Allows overnight shelters in zones where multi-family dwellings and social services are permissive. See related change for use-specific standard in Subsection 4-3(C)(6) for size limit in MX-M.
151	024 4-3(B)(1)(a) 023	Manufactured Homes Replace text with the following: "The title of the manufactured home shall be provided to demonstrate that it was constructed on or after June 15, 1976, the effective date of the Federal Manufactured Housing Construction and Safety Standards Act of 1974."	Allows enforcement of the definition of manufactured home to distinguish it from a mobile home (constructed before federal safety standards were in place). 018 014
151	4-3(B)(1)(b) [new]	Manufactured Homes Add a new subsection with text as follows: "Each manufactured home shall have a certification plaque certifying compliance with the Federal Manufactured Housing Construction and Safety Standards Act of 1974. The applicant shall provide proof of the certification plaque."	Allows enforcement of the definition of manufactured home to distinguish it from a mobile home (constructed before federal safety standards were in place). 019 016
151	4-3(B)(1)(b)	Manufactured Homes Add a new subsection with text as follows: "For changes of use or rezoning of developments that include 2 or more manufactured homes that will result in expiration or termination of resident occupancy, the standards in Subsection 14-16-2-3(C)(3)(g) (R-MC Zone District Standards) apply, regardless of the zone district the development is in."	Requires the 18-month notice to residents of manufactured homes when the use will be changed in zones other than R-MC, where this requirement already applies. 017 013 012
156	4-3(B)(7)(a)	Dwelling, Multi-Family Use-Specific Standards Revise as follows: "In DT-UC-MS-PT areas, this use shall provide somewhere on the lot at least 1 tree per ground floor dwelling unit, in addition to meeting all applicable standards in Section 14-16-5-6 (Landscaping, Buffering, and Screening):"	Adds PT to be consistent with Subsection 4-3(B)(7)(d). Without this change, PT areas are also required to have 1 tree per second floor dwelling unit. PT, like the other Centers/Corridor areas in this provision, is appropriate for higher-density, urban development. 015

#011

Posted by **Leslie Padilla** on **12/06/2021** at **1:48am** [Comment ID: 156] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I oppose this change. The City's expressed policy is to ensure that all City districts share equitably in the responsibility of addressing homelessness. Yet the ONLY actual current City project is to develop a large shelter in District 6. If the existing conditional use requirement is not retained, there is too much risk that the burden of addressing homelessness will fall even further on certain districts, while others will not contribute. this is INEQUITABLE.

#012

Posted by **Keith R Meyer** on **12/03/2021** at **11:55am** [Comment ID: 146] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Should the legislation stipulate occupied versus abandoned homes?

#013

Posted by **Keith R Meyer** on **12/03/2021** at **11:50am** [Comment ID: 144] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

If the goal of the City is to redevelop older Mobile Home Parks or other uses that may have one or two mobile homes located on the property, this 18 month requirement will actually make it more difficult and unlikely for a redevelopment. 18 months on a waiting period is prohibitive from a cost standpoint to carry a site before you can redevelop it.

#014

Posted by **Keith R Meyer** on **12/03/2021** at **11:45am** [Comment ID: 142] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Why does the City want to distinguish a Manufactured Home from a Mobile Home? (The definition they are using is commonly called Pre-HUD built home as it relates the Federal Manufactured Housing Construction Act of 1974).

#015

Posted by **Patricia Willson** on **11/24/2021** at **3:02pm** [Comment ID: 136] - [Link](#)

Agree: 0, Disagree: 0

what if there are no ground floor dwelling units?

#016

Posted by **Patricia Willson** on **11/19/2021** at **1:11pm** [Comment ID: 127] - [Link](#)

Agree: 0, Disagree: 0

does this allow CE to condemn a 'trailer' that is not displaying a certification plaque?

#017

Posted by **Patricia Willson** on **11/24/2021** at **3:01pm** [Comment ID: 135] - [Link](#)

Agree: 0, Disagree: 0

good to see this protection added to mobile homes/manuf.homes located in other than R-MC zones; but is there enough protection for all within 18 month period? Potential for evictions leading to more homeless (Many older trailers cannot be moved, or cost is prohibitive for residents on fixed income.)

#018

Posted by **Patricia Willson** on **11/24/2021** at **2:58pm** [Comment ID: 134] - [Link](#)

Agree: 0, Disagree: 0

These definitions need to be the same on the COA website page 'FAQ's on Residential Regulations'
<https://www.cabq.gov/planning/documents/zonebrochure.PDF>

#019

Posted by **Keith R Meyer** on **12/03/2021** at **11:47am** [Comment ID: 143] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

HUD manufactures homes have a HUD sticker on the exterior of the home, unless it has been removed or painted over.

#020

Posted by **Patricia Willson** on **11/24/2021** at **2:53pm** [Comment ID: 133] - [Link](#)

Agree: 0, Disagree: 0

and this is an example of a SUBSTANTIVE edit (versus technical).

#021

Posted by **Patricia Willson** on **11/08/2021** at **12:02pm** [Comment ID: 116] - [Link](#)

Agree: 2, Disagree: 0

Conditional Use is one remaining thread of community input for development--Permissive Use removes that. I am not in favor of the change from C to P

#022

Posted by **Leslie Padilla** on **12/06/2021** at **1:47am** [Comment ID: 155] - [Link](#)

Agree: 0, Disagree: 0

I oppose this change. The City's expressed policy is to ensure that all City districts share equitably in the responsibility of addressing homelessness. Yet the ONLY actual current City project is to develop a large shelter in District 6. If the existing conditional use requirement is not retained, there is too much risk that the burden of addressing homelessness will fall even further on certain districts, while others will not contribute. this is INEQUITABLE.

#023

Posted by **projectteam** on **11/02/2021** at **11:01am** [Comment ID: 113] - [Link](#)

Agree: 0, Disagree: 0

This Subsection number is incorrect. It should be 4-3(B)(1)(b).

#024

Posted by **Jim Griffie** on **10/30/2021** at **6:41pm** [Comment ID: 111] - [Link](#)

Type: Suggestion

Agree: 4, Disagree: 0

There must be something amiss with the section number in this and the next two line items. The current text in

4-3(B)(1)(a) reads" "In the R-A and R-1 zone districts, only 1 single-family detached dwelling is allowed per lot unless the units are part of a cottagedevelopment, in which case the provisions of Subsection 14-16-4-3(B)(3) apply." This better not be going away!

Also, the Comment Type selection box appears to be from a test version...very few (1) useful type.

Also, I lost this comment on my first attempt when I followed the Terms & Conditions link before clicking the Add Comment button.

IDO Annual Update 2021 - EPC Submittal - Citywide

Page	Section	Change / Discussion	Explanation
158	4-3(C)(6)	Overnight Shelter Use-Specific Standards Make existing text a subsection and add a new subsection with text as follows: <u>"This use shall be conducted within fully enclosed portions of a building."</u>	Requires overnight shelter to be an indoor use and removes potential overlap with campground use. 030
158	4-3(C)(6)	Overnight Shelter Use-Specific Standards Make existing text a subsection and add new subsection with text as follows: <u>"In the MX-M zone district, this use shall not exceed 25,000 square feet. Over that size, a Conditional Use Approval shall be required pursuant to Subsection 14-16-6-6(A)."</u>	Limits size of overnight shelters in MX-M as a permissive use. Makes the use conditional over that size. See related row to allow overnight shelters permissively in MX-M and MX-H in Table 4-2-1. 029
160	4-3(C)(8)(a)	Religious Institution Use-Specific Standards Revise as follows: "Incidental activities, including but not limited to recreational, educational, overnight shelters, <u>and campgrounds</u> , are allowed, provided that the following conditions <u>032</u> met: 1. All incidental facilities must be operated by the religious institution. 2. Overnight shelters must comply with all applicable State and local regulations for overnight shelters. <u>For the purposes of this IDO, a conditional use approval is not required, but the use-specific standard for overnight shelters pursuant to IDO Subsection 14-16-4-3(C)(6) does apply."</u>	Clarifies that while overnight shelters are allowed permissively as an incidental activity associated with a Religious Institution, they must still meet the distance separation requirement of 1,500 feet between overnight shelters. Adds campgrounds to the list of incidental activities allowed <u>027</u> part of the religious institution use. See related item for a new subsection in 4-3(C)(8)(a) requiring that all use-specific standards for campgrounds also be met. See related item for addition to use-specific standard for campground in Subsection 4-3(D)(14) for City-sanctioned encampments. 028
160	4-3(C)(8)(a)	Religious Institution Use-Specific Standards [continued] <u>3. Campgrounds must comply with all all applicable State and local regulations for campgrounds. For the purposes of this IDO, a conditional use approval is not required, but the use-specific standards for campgrounds pursuant to IDO Subsection 14-16-4-3(D)(14) do apply."</u>	Requires campgrounds allowed as an incidental activity to the religious institution use to meet the use-specific standards for campgrounds in the IDO. See related item for addition to use-specific standard for campground in Subsection 4-3(D)(14) for City-sanctioned encampments.

025

026

#025

Posted by **Kate Matthews** on **12/06/2021** at **12:57pm** [Comment ID: 169] - [Link](#)

Agree: 0, Disagree: 0

The proposed rezoning eliminates the conditional use process, which is the only way neighbors can have input on the city's proposed Gateway facility. This seems like an abuse of the IDO and undercuts its intent, which is to facilitate a healthy well-designed city.

#026

Posted by **projectteam** on **11/12/2021** at **1:16pm** [Comment ID: 119] - [Link](#)

Agree: 0, Disagree: 0

NOTE: Proposed change to 4-3(D)(14) was pulled prior to the EPC submittal. Please disregard the last sentence in the explanation.

#027

Posted by **Gillam Kerley** on **12/05/2021** at **9:36pm** [Comment ID: 153] - [Link](#)

Agree: 0, Disagree: 0

Sanctioned encampments are urgently needed to provide an alternative for unsheltered individuals and families who are now camping in parks and alleyways, on sidewalks, along roads and highways, under overpasses, etc.

Unfortunately, this proposed amendment falls far short of what is needed to address what can only be described as a homelessness crisis.

I have two primary concerns:

(1) Operation of sanctioned encampments should not be limited to religious institutions, nor should it be an "incidental" land use. Any nonprofit organization or governmental agency should be allowed to operate an encampment as a permissive primary land use in NR-C and MX-M zones, provided that camping spaces are provided at no charge.

(2) The use-specific standards for campgrounds in IDO Subsection 14-16-4-3(D)(14) were written for recreational campgrounds, and are inappropriate for an encampment designed to meet the survival needs of unhoused individuals

and families. Meeting those standards would place an unnecessary burden on nonprofit providers of free camping spaces.

For example, few if any religious institutions would be able to meet the minimum campground size requirement of one acre, particularly when coupled with the requirement that the campground be incidental to a primary use. At best, this requirement would result in a few large encampments, rather than smaller encampments scattered around the city (which would reduce the impact on any specific neighborhood). It would also obstruct the creation of specialized encampments to meet specialized needs, something I believe is essential to bringing as many unsheltered folks as possible out of the unsanctioned spaces they now occupy.

The parking space and private street system requirements in 14-16-4-3(D)(14) are unnecessary and burdensome for encampments intended for people who rarely own vehicles. I cannot evaluate the reasonableness of the density restriction (25 campsites per acre) since I cannot find a definition of “campsite” in the IDO.

#028

Posted by **Patricia Willson** on **11/24/2021** at **3:06pm** [Comment ID: 139] - [Link](#)

Agree: 0, Disagree: 0

Conditional approval is still a minimum expectation; association with a Religious Institution should not change that.

#029

Posted by **Patricia Willson** on **11/24/2021** at **3:05pm** [Comment ID: 138] - [Link](#)

Agree: 0, Disagree: 0

Overnight shelter should be Conditional

Reply by **Gillam Kerley** on **12/05/2021** at **9:59pm** [Comment ID: 154] - [Link](#)

Agree: 0, Disagree: 0

Albuquerque is experiencing a homelessness crisis. The city appears to have rejected the "one big shelter" approach, which means that we need to facilitate, not obstruct, creation of smaller shelters, particularly those which provide specialized services for specific populations. The change to permissive use sensibly reflects the urgency of this crisis, and reducing delays and administrative expense will allow smaller nonprofits to create more targeted and effective solutions.

#030

Posted by **Patricia Willson** on **11/24/2021** at **3:03pm** [Comment ID: 137] - [Link](#)

Agree: 0, Disagree: 0

Yes, technical edit that makes sense.

#031

Posted by **Leslie Padilla** on **12/06/2021** at **1:54am** [Comment ID: 157] - [Link](#)

Agree: 0, Disagree: 0

I oppose this change. Overnight shelter use should continue to be conditional with the requisite showing of no adverse impacts.



#032

Posted by **Michael Zamora** on **10/29/2021** at **3:36pm** [Comment ID: 108] - [Link](#)

Agree: 1, Disagree: 0

If this proposed change is allowed to go through it is going to make it even more difficult for property and business owners to conduct business in the wells park area.

IDO Annual Update 2021 - EPC Submittal - Citywide

Page	Section	Change / Discussion	Explanation
176	4-3(D)(35)	Cannabis Retail Add a new subsection with following text: "Cannabis products or cannabis paraphernalia shall not be displayed within 5 feet of a window or door."	Recommended by Cannabis consultant as a best practice.
176	4-3(D)(35)	Cannabis Retail Add a new subsection with following text: "A drive-through or drive-up facility is prohibited as accessory to cannabis retail, pursuant to IDO Subsection 14-16-4-3(F)(4)."	Recommended by Cannabis consultant as a best practice.
176	4-3(D)(35)	Cannabis Retail Add a new subsection with following text: "A locked vault or safe or other secured storage structure shall be installed in the building, bolted to the floor or walls, to store cash and cannabis products overnight."	Recommended by Cannabis consultant as a best practice.  034
184	4-3(D)(40)(c)	Nicotine Retail Use-Specific Standards Revise to add text as follows: "If allowed only as an accessory use, this use is prohibited unless accessory to and part of the same establishment as a general retail or grocery store use, <u>in which case this use is limited to no more than 50 percent of the gross floor area.</u> "	Operationalizes the allowance of nicotine retail as accessory to general retail or grocery store. Without this addition, the sale of any item not included in the definition of nicotine retail in Section 14-16-7-1 would make the use accessory.
187	4-3(E)(3)(f)	Cannabis-derived Products Manufacturing Use-Specific Standards Revise as follows: "An odor control plan approved by the City is required, pursuant to Subsection 14-16-6-5(G) (Site Plan – Administrative), Subsection 14-16-6-6(I) (Site Plan – DRB), or Subsection 14-16-6-6(J) (Site Plan – EPC), as relevant, if any of the following activities will be occurring on the property: 1. Oil activation. 2. Distillation. 3. Extraction."	Recommended by Cannabis consultant. These activities do not have definitions in the IDO or in the state's recreational cannabis act. Best practices are that most cannabis-derived products  033 will have odor implications and should require an odor control plan. See related item to add a definition for cannabis odor control plan.

#033

Posted by **Joe Smith** on **12/03/2021** at **4:50pm** [Comment ID: 149] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

If not defined and not a current practice, how will be evaluated and enforced?

#034

Posted by **Joe Smith** on **12/03/2021** at **4:52pm** [Comment ID: 150] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

How is the separation requirement determined, evaluated and enforced?

IDO Annual Update 2021 - EPC Submittal - Citywide

Page	Section	Change / Discussion	Explanation
199	4-3(F)(4)	Drive-through or Drive-up Facility Add a new subsection with the following text: "This use is prohibited accessory to cannabis retail."	Recommended by Cannabis consultant as a best practice.
206	4-3(F)(9)(b)	Home Occupation Add new subsections in the list of prohibited uses to add the following: "Cannabis retail." "Nicotine retail."	Prohibits cannabis retail and nicotine retail as home occ
206	4-3(F)(9)(b)(2)	Home Occupation Revise to read: "Any use in the Food, Beverage, and Indoor Entertainment category, except a catering service <u>that meets the requirements of the state Homemade Food Act and does not require a permit from the New Mexico Environment Department.</u> "	Adds language connecting catering services done as a home occupation to the state requirements in the Homemade Food Act, which allows them to operate without an NMED food permit: "Food produced must be non-time/temperature control for safety (Non-TCS). Food that meets this definition only requires simple production steps and does not require refrigeration when complete."
240	5-3(C)(3)(b)	Access & Connectivity, General Access & Circulation Revise text as follows: "For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, <u>exclusive of the sidewalk or drive pad.</u> "	Operationalizes the regulation on 20-foot minimum driveways by specifying that the sidewalk and drive pad are not included in the measurement. This change would measure the driveway to the sidewalk or drive pad, instead of from the curb. The intent is to keep parked vehicles off of the sidewalk to improve pedestrian movement. See related items for revised driveway definition and new drive pad definition in 7-1.

IDO Annual Update 2021 - EPC Submittal - Citywide

Page	Section	Change / Discussion	Explanation
258	5-5(B)(2)(b)	<p>Parking Applicability, Exemptions & Reductions Revise to read as follows: <u>"Expansion of the gross floor area of an existing primary building Primary buildings constructed prior to 1965 by less than 200 square feet does not trigger minimum off-street parking requirements, except those required to satisfy the Americans with Disabilities Act, with the following exceptions.]</u> 1. <u>On lots greater than 10,000 square feet, if the expansion reduces the number of existing parking spaces on the lot, then the off-street parking requirements must be met pursuant to this Section 14-16-5-5.</u> 2. <u>On lots 10,000 square feet or less, if the number of existing parking spaces on the lot is reduced by more than 20 percent, then additional parking toward fulfilling the minimum number of off-street parking spaces required by Table 5-5-1 and Table 5-5-2 as adjusted by Section 14-16-5-5(C)(4) (Parking Adjustments and Credits) shall be provided pursuant to 14-16-5-5(B)(1)(d), regardless of whether there is a change of use."</u></p>	Clarifies that this rule applies to an expansion of a pre-1965 building. Clarifies that if the building expansion reduces the number of parking spaces on lots over 10,000 SF, the site must come into full compliance with IDO parking regulations. Gives more flexibility for small lots to expand by up to 200 feet even if doing so removes up to 20 percent of the parking spaces, consistent with the approach in IDO Subsection 5-5(B)(1)(d) to incentivize re-use and re-development of existing buildings.
266	Table 5-5-1	<p>Minimum Off-street Parking Requirements Uses with Parking Requirement by Seats Add a new sentence to note [1] as follows: <u>"If the minimum off-street parking requirement is for seats in a main assembly area, but the proposed main assembly area will not have seats, then the measurement shall be 1 space / 3 persons design capacity."</u></p>	Addresses the parking requirement for uses in the table that require parking by seats in the main assembly area where no seats are provided. The proposed requirement is consistent with "Other indoor entertainment."
265	Table 5-5-1	<p>Artisan manufacturing - parking requirement Reduce requirement from 3 spaces / 1,000 sq. ft. GFA to 1 space / 1,000 sq. ft. GFA.</p>	Reduces requirement to be the same as light manufacturing.
266	Table 5-5-1	<p>Seasonal outdoor sales - parking requirement Reduce requirement from 4 spaces / 1,000 sq. ft. of stall area and customer circulation area to 2 parking spaces per vendor stall.</p>	Reduces requirement to be equivalent to Mobile food truck court.

IDO Annual Update 2021 - EPC Submittal - Citywide

Page	Section	Change / Discussion	Explanation
271	5-5(C)(8)(a)	Accessible Parking Revise as follows: "Within the off-street parking requirements of Table 5-5-1 and Table 5-5-2, as adjusted by Section 14-16-5-5(C)(5) (Parking Reductions) – and not in addition to those requirements – accessible parking shall be provided for all multi-family, and non-residential uses as required by the federal Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG), <u>federal Fair Housing Act</u> , and New Mexico Statutes Annotated, as amended, except where off-street parking is only provided in a residential driveway or garage."	Requires ADA parking for all uses unless parking is provided in a residential driveway or garage.
281	5-5(G)(3)(e)	Parking Structure Design, Building Design Standards Revise to read: "Where a parking structure is located beneath or within a primary building, <u>if loading docks are provided, they</u> shall be integrated into the parking structure."	Clarifies that loading docks are not required if a parking structure is integrated with a building.
296	Table 5-6-3	Street Frontage Landscaping Revise first row of table from 15-20 to 0-20.	Addresses a hole in the regulation, as there are trees on the Official Plant List that are less than 15 feet at maturity.
296	5-6(D)(2)	Additional Frontage Landscaping Revise to read as follows: " <u>For Commercial and mixed-use</u> buildings with a footprint of more than 50,000 square feet <u>in mixed-use or non-residential development</u> , at least 1 tree and 3 shrubs shall be planted for every 30 feet along the length of any façade facing a City park or trail, Major Public Open Space, or major arroyo."	Revises existing standard to use defined terms in the IDO. Requires this additional landscaping in all non-residential development, not just buildings with uses in the commercial category of Table 4-2-1.
310	Table 5-7-1	Walls & Fences, Maximum Height Revise Wall in the front yard or street side yard as follows: Residential: 4 ft. 3 ft. Mixed-use: 4 ft. 3 ft. Non-residential: 4 ft. 3 ft.	Allows taller walls in the front and street-side yards in all zone districts. <div style="position: absolute; left: 630px; top: 750px;">039</div> <div style="position: absolute; left: 680px; top: 710px;">038</div> <div style="position: absolute; left: 720px; top: 780px;">037</div> <div style="position: absolute; left: 790px; top: 760px;">036</div> <div style="position: absolute; left: 940px; top: 730px;">035</div>

#035

Posted by **projectteam** on **11/02/2021** at **10:58am** [Comment ID: 112] - [Link](#)

Agree: 0, Disagree: 0

NOTE: This change would allow taller walls in the front and street-side yards in all zone districts to be decided by City staff as a Wall Permit - Minor. Currently, taller walls require a Wall Permit - Major to be decided by the Zoning Hearing Examiner.

Reply by **Don Hancock** on **11/11/2021** at **4:34pm** [Comment ID: 118] - [Link](#)

Agree: 1, Disagree: 0

The 3' foot height has been in effect for many years. I don't agree that 4' walls are safer, more aesthetic, or more consistent with historic practice. I believe that the height should stay at 3' and that taller walls should still have to be approved by the ZHE, which provides for more neighborhood input if there are concerns about a particular wall.

#036

Posted by **Keith R Meyer** on **12/03/2021** at **11:52am** [Comment ID: 145] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

If these walls are on a corner lot, at 4 feet they are very difficult for drivers to see over to see on-coming traffic.

#037

Posted by **Commercial Association of REALTORS New Mexico** on **12/06/2021** at **11:56am** [Comment ID: 159] - [Link](#)

Agree: 0, Disagree: 0

This is just increasing max height not min height.

#038

Posted by **John Cochran** on **12/06/2021** at **1:34pm** [Comment ID: 170] - [Link](#)

Agree: 0, Disagree: 0

Open front yards, and front yards with low walls are essential elements of a walkable, inviting neighborhood. Therefore, I oppose raising the permissive height of front yard walls to 4 feet in residential areas.

Tall walls in a front yard convey a sense of fear and isolation – as each house must wall-off neighbors and visitors. For almost 100 years open front yards have been an essential element of the character of our neighborhood (Spruce Park). Albuquerque's Zoning Code, now almost 70 years old, has limited the height of residential front yard walls to 3 feet. This architectural and social feature has remained through zoning updates of 1965, 1973, 1991, and the 2017 IDO.

It is not clear why the residential wall heights need to be raised to 4 feet, as the original IDO had enormous public input and review, and no one suggested that it would be a good idea to make permissive walls in front yards higher than 3 feet.

For Albuquerque to maintain walkable, inviting neighborhoods, I oppose raising the permissive height of front yard walls to 4 feet in residential areas.

(NOTE, these comments were inserted earlier, but seem to be missing now?)

#039

Posted by **Patricia Willson** on **11/24/2021** at **3:10pm** [Comment ID: 140] - [Link](#)

Agree: 0, Disagree: 0

4' walls in the front yard setback will violate the City's DPM; see 7-4(I)(5)(iv).

IDO Annual Update 2021 - EPC Submittal - Citywide

Page	Section	Change / Discussion	Explanation
313	5-7(D)(3)(e) [new]	Walls & Fences, View Fencing in MX Zone Districts Add a new subsection with the following text: <u>"For development in any Mixed-use zone district, the maximum height of walls in any front or street side yard is 5 feet if all of the following requirements are met, as applicable:</u> <u>1) For all development, the wall shall be set back at least 10 feet from the lot line abutting the street or edge of the sidewalk closest to the primary building, whichever is more restrictive.</u> <u>2) For all development, view fencing shall be used for portions of a wall above 3 feet.</u> <u>3) For mixed-use, multi-family residential, or non-residential development, the area between the wall and the property line shall be landscaped with at least 2 trees and 6 shrubs every 25 feet along the length of the wall."</u>	Allows taller walls in MX zone districts with a setback, view fencing, and landscaping. <div>042</div> <div>040</div>
315	5-7(E)(1)(c) 3	Walls & Fences, Materials & Design Revise Subsection b to add a new sentence as follows: <u>"If any portion of the sidewalk is within the lot line, the setback shall be measured from the edge of the sidewalk closest to the wall."</u>	Clarifies that if a sidewalk is on private property, the wall with barbed wire needs to be set back 5 feet from the sidewalk for safety of pedestrians.
324	5-8(D)	Outdoor Lighting Revise text as follows: <u>"All outdoor lighting with light fixtures 150 watts or greater for incandescent light sources or 70 watts or greater for other types of light sources</u> All sources of light visible from the exterior of a property subject to this Section 14-16-5-8 shall meet the standards in this Subsection 5-8(D)."	Sets the applicability of all the regulations in this Subsection to be consistent with the first provision. <div>041</div>

#040

Posted by **Commercial Association of REALTORS New Mexico** on **12/06/2021** at **11:57am** [Comment ID: 160] - [Link](#)

Agree: 0, Disagree: 0

This addition takes the setback from 5' to 10' but still maintains view above 3'. What we don't like is the landscaping addition

Concerned
visibility.

about

blocking

Concerned about security of inventory. A 5' side wall is not sufficient with crime problems. We need further clarification/understanding of how this affects a business.

#041

Posted by **Jim Wible** on **12/03/2021** at **11:41am** [Comment ID: 141] - [Link](#)

Agree: 0, Disagree: 0

As more fixtures convert to LED based application, does it make sense to revise this to a light output standard such as lumens instead of wattage?

Reply by **Josh Rogers** on **12/03/2021** at **4:22pm** [Comment ID: 147] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Footcandles...

#042





Posted by **Josh Rogers** on **12/03/2021** at **4:41pm** [Comment ID: 148] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This seems to conflict with 5-7(D)(3) c which allows for multifamily to have a 6' foot high wall. Residential uses need to have a 6' high wall. Residential uses need to be able to put a fence on the property line and not have a setback. In general, having 2 trees within 25' is also problematic regardless of project type. 2 trees within 25' will not allow the trees to thrive and will create issues for their maturity.

IDO Annual Update 2021 - EPC Submittal - Citywide

Page	Section	Change / Discussion	Explanation
325	5-8(D)(2)	Outdoor Lighting Revise text as follows: "No light source for any outdoor light fixture shall be directly visible from any adjacent property or public right-of-way and shall not be visible from a distance greater than 1,000 feet in any Residential zone district."	Removes overly broad provision that is not practical or desirable to enforce. All streetlights and stoplights would be out of compliance, for example. 
381	6-2(E)(1)	Review & Decision-making Bodies, Environmental Planning Commission Revise to read as follows: "The EPC shall include a resident of each City Council District, with experience in community, urban, or natural resource planning; community organizing; architecture; landscape architecture; urban design; real estate development and/or finance; transportation; civil engineering; and/or land use or environmental law..."	Adds several professional qualifications as relevant experience for an Environmental Planning Commissioner. 
430	Table 6-4-4	Allowable Minor Amendments Revise as follows: "Any other addition or revision that would otherwise be decided as a Permit – Sign, Permit – Wall or Fence – Minor, or Site Plan – Administrative."	Allows amendments of prior approvals to be approved administratively by staff for decisions that would be able to be approved administratively by staff if they were submitted as new applications.
444	6-5(G)(1)(d) [new]	Administrative Decisions, Site Plan - Administrative Add a new subsection with the following text: <u>"A Site Plan – Admin may be approved for property with a prior-approved Site Plan, regardless of whether the prior-approved Site Plan is still valid pursuant to Subsection 14-16-6-4(X), subject to allowable uses and development standards in this IDO. If any portions of the proposed boundary overlap with a prior-approved Site Plan that will remain in place, the procedure in Subsection 6-5(G)(2)(b) [new] applies."</u> 	Clarifies that a property owner can apply for a new site plan without having to amend a prior approval, unless the geography of the proposed site plan overlaps with portions of a prior-approved site plan that will remain in place. 

#043

Posted by **Commercial Association of REALTORS New Mexico** on **12/06/2021** at **11:58am** [Comment ID: 161] - [Link](#)

Agree: 0, Disagree: 0

1,000' sounds like a lot.

#044

Posted by **Commercial Association of REALTORS New Mexico** on **12/06/2021** at **11:59am** [Comment ID: 163] - [Link](#)

Agree: 0, Disagree: 0

This should be evaluated by a land use person

#045

Posted by **Commercial Association of REALTORS New Mexico** on **12/06/2021** at **11:59am** [Comment ID: 162] - [Link](#)

Agree: 0, Disagree: 0

We disagree with community organizing, just because someone has learned how to be a squeaky wheel does not qualify them for EPC.

#046

Posted by **Patricia Willson** on **11/18/2021** at **6:32pm** [Comment ID: 124] - [Link](#)

Agree: 0, Disagree: 0



this subsection (d) says "In the Railroad and Spur Small Area... Is this replacing that or is this reference number wrong?

Reply by **projectteam** on **11/22/2021** at **10:35am** [Comment ID: 128] - [Link](#)

Agree: 0, Disagree: 0

The proposed change is a NEW subsection that would move the existing subsection down to be renumbered, accordingly. In this spreadsheet, that's what [new] is meant to indicate.

IDO Annual Update 2021 - EPC Submittal - Citywide

Page	Section	Change / Discussion	Explanation
444	6-5(G)(2)(b) [new]	Administrative Decisions, Site Plan - Administrative Add a new subsection with the following text: <u>"If the boundary of a proposed site plan includes only a portion of the boundary of a prior-approved Site Plan that is still valid pursuant to Subsection 14-16-6-4(X), the prior-approved Site Plan must be amended through a Major Amendment pursuant to Subsection 14-16-6-4(Y) or Subsection 14-16-6-4(Z), as applicable, to remove the overlapping area proposed in a new site plan before an application for a new site plan that includes that overlapping area can be decided, because only one site plan shall apply to any property."</u>	Requires an amendment of a prior-approved Site Plan to remove overlapping portions of the boundary before a new site plan can be approved. 
444	6-5(G)(1)(e) 1.c	Administrative Decisions, Site Plan - Administrative Revise as follows: "All conversions of existing non-residential development to a residential use containing no more than <u>200</u> 100 dwelling units."	Allows more conversions of non-residential development to residential use to be reviewed/decided administratively as an incentive to encourage re-use of existing buildings.
446	6-5(G)(2)(e) [new]	Administrative Decisions, Site Plan - Administrative Add a new provision: "If the Site Plan will replace a prior-approved Site Plan, the project number, case number, site boundary, and date of the Notice of Decision of the original approval shall be noted in a Finding."	Provides a link between a prior approval and a new site plan. 
455	6-6(C)(3)(f)	Decisions Requiring a Public Meeting or Hearing, Expansion of Nonconforming Use or Structure Revise as follows: <u>"The expansion will not increase an existing nonconformity more than allowed by Subsection d or e above or create a new nonconformity."</u>	Resolves a conflict between Subsections d and e (limiting expansion of nonconforming uses and structures to 25% of the gross floor area) vs. Subsection f (not allowing the expansion of a nonconformity).

#047

Posted by **Commercial Association of REALTORS New Mexico** on **12/06/2021** at **12:01pm** [Comment ID: 165] - [Link](#)

Agree: 0, Disagree: 0

Needs review



#048

Posted by **Commercial Association of REALTORS New Mexico** on **12/06/2021** at **12:00pm** [Comment ID: 164] - [Link](#)

Agree: 0, Disagree: 0

Needs reviewed, a Major Amendment can be long

IDO Annual Update 2021 - EPC Submittal - Citywide

Page	Section	Change / Discussion	Explanation
466	6-6(l)	Decisions Requiring a Public Meeting or Hearing, Site Plan - DRB Add a new second sentence in Subsection (1) to read as follows: <u>"A Site Plan – DRB may be approved for property with a prior-approved Site Plan, regardless of whether the prior-approved Site Plan is still valid pursuant to Subsection 14-16-6-4(X), subject to allowable uses and development standards in this IDO. If any portions of the proposed boundary overlap with a prior-approved Site Plan that will remain in place, the procedure in Subsection 6-5(l)(2)(c) [new] applies."</u>	Clarifies that a property owner can replace an existing site plan with a new one per IDO uses, development standards, and procedures.
466 	6-6(l)(2)(c) [new]	Decisions Requiring a Public Meeting or Hearing, Site Plan - DRB Add a new subsection with text to read as follows: <u>"If the boundary of a proposed site plan includes only a portion of the boundary of a prior-approved Site Plan that is still valid pursuant to Subsection 14-16-6-4(X), the prior-approved Site Plan must be amended through a Major Amendment pursuant to Subsection 14-16-6-4(Y) or Subsection 14-16-6-4(Z), as applicable, to remove the overlapping area proposed in a new site plan before an application for a new site plan that includes that overlapping area can be decided, because only one site plan shall apply to any property."</u>	Requires an amendment of a prior-approved Site Plan to remove overlapping portions of the boundary before a new site plan can be approved. 
467	6-6(l)(2)(e) [new]	Decisions Requiring a Public Meeting or Hearing, Site Plan - DRB Add a new subsection with text to read as follows: <u>"If the Site Plan will replace a prior-approved Site Plan, the project number, case number, site boundary, and date of the Notice of Decision of the original approval shall be noted in a Finding."</u>	Provides a link between a prior approval and a new site plan.

#049

Posted by **Commercial Association of REALTORS New Mexico** on **12/06/2021** at **12:05pm** [Comment ID: 168] - [Link](#)

Agree: 0, Disagree: 0

Needs review

#050

Posted by **Patricia Willson** on **11/18/2021** at **6:50pm** [Comment ID: 125] - [Link](#)

Agree: 0, Disagree: 0

isn't this section on page 467?

Reply by **Project Team** on **11/19/2021** at **10:52am** [Comment ID: 126] - [Link](#)

Agree: 0, Disagree: 0

Good catch! Yes! Will fix in the spreadsheet.

IDO Annual Update 2021 - EPC Submittal - Citywide

Page	Section	Change / Discussion	Explanation
468	6-6(J)(1)(b) [new]	Decisions Requiring a Public Meeting or Hearing, Site Plan - EPC Add a new subsection with text to read as follows: <u>"A Site Plan – EPC may be approved for property with a prior-approved Site Plan, regardless of whether the prior-approved Site Plan is still valid pursuant to Subsection 14-16-6-4(X), subject to allowable uses and development standards in this IDO. If any portions of the proposed boundary overlap with a prior-approved Site Plan that will remain in place, the procedure in Subsection 6-5(J)(2)(d) [new] applies."</u>	Clarifies when a property owner can replace an existing site plan with a new one per IDO procedures versus when additional review is required (i.e. adding a previously prohibited use or affecting the boundary of a prior-approved site plan that will remain in place).
468	6-6(J)(2)(d) [new]	Decisions Requiring a Public Meeting or Hearing, Site Plan - EPC Add a new subsection with text to read as follows: <u>"If the boundary of the new site plan includes a portion of the boundary of a prior-approved Site Plan that is still valid pursuant to Subsection 14-16-6-4(X), the prior-approved Site Plan must be amended through a Major Amendment pursuant to Subsection 14-16-6-4(Y) or Subsection 14-16-6-4(Z), as applicable, to remove the overlapping area proposed in a new site plan before an application for a new site plan that includes that overlapping area can be decided, because only one site plan shall apply to any property."</u>	Requires an amendment of a prior-approved Site Plan to remove overlapping portions of the boundary before a new site plan can be approved.
469	6-6(J)(2)(g) [new]	Decisions Requiring a Public Meeting or Hearing, Site Plan - EPC Add a new provision: <u>"If the Site Plan will replace a prior-approved Site Plan, the project number, case number, site boundary, and date of the Notice of Decision of the original approval shall be noted in a Finding."</u>	Provides a link between a prior approval and a new site plan.

051

#051

Posted by **Commercial Association of REALTORS New Mexico** on **12/06/2021** at **12:01pm** [Comment ID: 166] - [Link](#)



Agree: 0, Disagree: 0

Needs review

IDO Annual Update 2021 - EPC Submittal - Citywide

Page	Section	Change / Discussion	Explanation
473	6-6(L)(1)(c)	<p>Decisions Requiring a Public Meeting or Hearing, Subdivision of Land - Major, Applicability</p> <p>Revise subsections as follows:</p> <p>"This Subsection 14-16-6-6(L) applies to any application for a bulk land subdivision for either of the following:</p> <p>1. <u>A single lot at least 5 acres or multiple contiguous lots that total at least 5 acres</u>; in an R-A, R-1, R-MC, R-T, or PC zone district; and designated for residential development"</p> <p>"2. <u>A single lot at least 20 acres or multiple contiguous lots that total at least 20 acres</u>; in an R-ML, R-MH, or PC zone district or any Mixed-use or Non-residential zone district; and designated for mixed-use or non-residential development."</p>	Clarifies that "property" includes a single lot or multiple contiguous lots. Consistent with language from Site Plan - Admin.
514	6-8(G)(3)(a)	<p>Nonconformities, Nonconforming Site Features</p> <p>Revise to read as follows:</p> <p>"For the purposes of this Subsection 14-16-6-8(G)(3), 'improvements' include <u>either</u> impervious surfaces, <u>such as</u> concrete and asphalt, or all-weather pervious surfaces, such as <u>recycled asphalt, compacted crusher fines, or compacted angular stone.</u>"</p>	Clarifies the acceptable materials for pervious surfaces used for nonconforming front-yard parking.
525	7-1	<p>Adult or Child Day Care Facility</p> <p>Revise the first sentence as follows:</p> <p>"A facility other than an occupied residence that provides care for more than 12 individual adults or children during the day. <u>For the purposes of this IDO, the City regulates child day care facilities that require a license from the state.</u>"</p>	Defines day cares based on the facilities required to be licensed by the state. Provides clarity for code enforcement, and the City can get a list of licensed day cares from the state to update the land use map.

IDO Annual Update 2021 - EPC Submittal - Citywide

Page	Section	Change / Discussion	Explanation
532	7-1	Definitions, Cannabis Definitions Add a new term "Cannabis Odor Control Plan" with text as follows: "A written document, approved by a professional engineer or industrial hygienist, explaining plans for reducing cannabis odors, including, at a minimum, contact information, operating hours, a floor plan, a description and schedule of odor-producing activities, administrative controls such as employee training and maintenance, and engineering controls such as carbon filtration. " Replace all instances of "odor control plan" in the IDO with "cannabis odor control plan" for consistency with this definition.	Operationalizes requirement to provide an odor control plan by adding what the plan must include, following best practices recommended by a cannabis public policy consultant working on this issue with the Environmental Health Department and Planning staff. 
538	7-1	Definitions, Development Definitions Infill Development Revise to read as follows: <u>"Development or redevelopment on a property within the 1960 City limits or, outside that boundary, development or redevelopment on an area of platted or unplatted land that includes no more than 20 acres of platted or unplatted land, that has a public water main and a public sewer main fronting the property within the City right-of-way, and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings."</u>	Aligns the definition of infill with what is used by Family & Community Services for funding mechanisms and the City's Capital Improvement Program criteria. 
540	7-1 [new]	Definitions, Drive Pad [new] Add a new definition to read as follows: <u>"See definition in DPM."</u>	Helps operationalize the regulation on 20-foot driveways by specifying how to measure. See related items for changes to 5-3(C)(3)(b) and driveway definition in 7-1.

#052

Posted by **Joe Smith** on **12/03/2021** at **4:57pm** [Comment ID: 151] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Is this something the City does or do applicants have to search and hire a firm?

#053

Posted by **C Mexal** on **11/23/2021** at **12:51pm** [Comment ID: 129] - [Link](#)

Agree: 0, Disagree: 0

What's the real purpose of this? Why is FCS funding driving the definition of infill. Opens up Historic Neighborhoods for more abuse?

IDO Annual Update 2021 - EPC Submittal - Citywide

Page	Section	Change / Discussion	Explanation
540	7-1	Definitions, Driveway Revise text as follows: <u>"An unobstructed area for parking that is paved per DPM standards for pavement or alternative pavement with a stabilized surface leading from the street to a between the sidewalk (or drive pad 054 sidewalk is required) and the garage or other allowed off-street parking area in low-density residential development. See the DPM for definition of drive pad and for paving standards. See also <i>Parking Definitions</i> for Garage ."</u>	Helps operationalize the regulation on 20-foot driveways by specifying how to measure. See related items for 5-3(C)(3)(b) and new drive pad definition and new garage measurement definition in 7-1.
540	7-1	Definitions, Dwelling Dwelling, Mobile Home Revise definition as follows: "A transportable structure that does not meet the construction safety standards of the federal Manufactured Housing Act of 1974. <u>For the purposes of this IDO, this definition includes transportable structures built prior to June 15, 1976, when the Act went into effect.</u> "	Provides clarity for Code Enforcement.
554	7-1	Definitions, Manufactured Home Revise definition to add a new third sentence as follows: <u>"For the purposes of this IDO, manufactured homes are considered single-family detached dwellings."</u>	Clarifies the overlap between single-family dwellings and manufactured homes. Consistent with existing practice.
557	7-1	Definitions, Measurement Façade [new] Add a new term with the following text: <u>"When the IDO refers to a distance to a façade, the measurement shall be made to the closest perpendicular plane of a primary building façade. See also <i>Façade Definitions</i> and <i>Measurement Definitions</i> for Garage ."</u>	Specifies how to measure required distances to a façade that may have varying masses.

#054

Posted by **Thomas Murray** on **10/29/2021** at **3:44pm** [Comment ID: 109] - [Link](#)


Agree: 1, Disagree: 0

Enforce the hard surface parking for residential property that is already on the books.

IDO Annual Update 2021 - EPC Submittal - Citywide

Page	Section	Change / Discussion	Explanation
557	7-1	Definitions, Measurement Garage [new] Add a new term with the following text: <u>"When the IDO refers to a distance to a garage, the measurement shall be made to the garage façade, not to the garage door. See also Driveway and Parking Definitions for Garage."</u>	Clarifies measurements related to garages. See related item for driveway minimum length in 5-3(C)(3)(b) and driveway definition in 7-1.
558	7-1 [new]	Definitions, Measurement Definitions Required Off-street Parking Spaces [new] Add the following text: <u>"If an existing parking lot area does not have parking spaces striped, the number of existing parking spaces is to be measured by subtracting the area that would be required to meet all setbacks and landscaping areas required by the IDO and all drive aisles and circulation areas required by the DPM and dividing the remaining existing paved area by the dimensions of a parking space in the DPM."</u>	Operationalizes how to calculate existing parking spaces when the parking area does not include striping. Needed for Pre-1965 building parking exemption in Subsection 5-5(B)(2)(b) and applicability of parking requirements associated with a change of use in Subsections 5-5(B)(1)(c) and 5-5(B)(1)(d).
579	7-1 [new]	Definitions, Site Layout Plan Add a new definition as follows: <u>"The Site Layout Plan is a sheet in the Site Plan drawing set that locates and dimensions all features proposed in the development, including but limited to streets, private ways, pedestrian walkways, sidewalks, landscape areas, parking areas, buildings, structures, paving, steps, walls, and other site elements, such as lighting and site furniture. The Site Layout Plan also provides a comprehensive set of Reference Notes and other site data. Also may be referred to as a plot plan."</u>	Adds a definition for a term used by staff during review of site plans.

IDO Annual Update 2021 - EPC Submittal - Citywide

Page	Section	Change / Discussion	Explanation
584	7-1	Definitions, Transit Definitions Peak Service Frequency Revise as follows: <u>"The transit route frequency during peak periods (7:00 A.M. to 9:00 A.M. and 3:00 P.M. to 6:00 P.M.), as calculated by the City Transit Department using published transit schedules and mapped by AGIS. This frequency is generally calculated for the most frequent route, or combination of paired routes that act as one route, that stops at the transit stop or station in question and is based on the average frequency of the route. See <i>Transit Route Frequency</i>."</u>	Revised to move content about the route frequency to become a new defined term.
584	7-1 [new]	Definitions, Transit Definitions Transit Route Frequency Add a new term with definition as follows: <u>"The average amount of time between buses arriving at transit stops or stations calculated by the City Transit Department using published transit schedules. This frequency is generally calculated for the most frequent route, or combination of paired routes that act as one route. For routes with segments that have frequencies with substantially different levels of service, different transit route frequencies may be designated by segment of the route. See <i>Peak Service Frequency</i>."</u>	Adds a new term to help explain the methodology for calculating transit peak service frequency, which is used in the parking reduction allowances, for each bus stop based on the overall transit route service frequency.
Multiple	6	Subdivisions + Floating Zone Lines Add a new subsection to 6-6(K)(2) Subdivision - Minor and 6-6(L)(2)(d) Subdivision - Major with text as follows: "If the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e. create a "floating zone line"), the applicant shall obtain a Zoning Map Amendment - EPC or Zoning Map Amendment - City Council , as applicable, to establish zone boundaries that coincide with the lot line before a final plat shall be approved."	Adds language to the minor and major subdivision processes to require fixing floating zone lines, similar to language in the process for Zoning Map Amendments in 14-16-6-7(G)(2)(f). 
All	All	Clerical Changes Make any necessary clerical corrections to the document, including fixing typos, numbering, and cross references.	Covers general clerical corrections.

#055

Posted by **Commercial Association of REALTORS New Mexico** on **12/06/2021** at **12:02pm** [Comment ID: 167] - [Link](#)

Agree: 0, Disagree: 0

Needs review

IDO Annual Update 2021 - EPC Submittal - Citywide

Page	Section	Change / Discussion	Explanation
All	All	Editorial Changes Make any necessary editorial changes to the document, including minor text additions, revisions for clarity (without changing substantive content), adding cross references, reorganizing content for better clarity and consistency throughout, revisions to graphic content for clarity, and updating tables of contents.	Covers general editorial corrections.

AGENCY COMMENT

Renz-Whitmore, Mikaela J.

From: Brito, Russell <Russell.Brito@pnm.com>
Sent: Tuesday, November 23, 2021 4:11 PM
To: City of Albuquerque Planning Department
Subject: IDO Annual Update 2021
Attachments: PNM Comments -EPC IDO Annual Update 09Dec2021.pdf

Mikaela,

As we discussed, please find attached PNM's comments on the IDO Annual Update 2021. I appreciate all the work you and the Planning Department do for the Annual Update and commend the EPC for its role in this important process.

The requested language for IDO Section 6-6(M) is to clarify and codify the process to address existing utilities in vacated Public Right-of-way.

I have also discussed the idea for this language with Maggie Gould. Please contact me with any questions you may have.

With Gratitude,

Russell

Russell Brito, Land Use & Permitting Administrator
Projects and Program Management
PNM, 2401 Aztec Rd NE, MS-Z200, Albuquerque, NM 87107
505.241.2798 Office
Russell.Brito@pnm.com



Be the Reason
everyone goes home safe



PNM Comments
Environmental Planning Commission
IDO Annual Update
Hearing Date: 09 December 2021

PNM Comment
2021 IDO Annual
Update

PNM appreciates the IDO's built-in amendment process to update content for consistency, clarity, and changes to ensure smooth and transparent development processes that further the goals and policies of the Comprehensive Plan.

PNM requests new language in IDO Section 6-6(M) Vacation of Easement, Private Way, or Public Right-of-Way, under Subsection 6-6(M)(2)(f):

6-6(M)(2)(f)

3. In circumstances where there are existing public and/or private utilities located in vacated Public Right-of-way (e.g. water/sewer lines, electric lines, drainage facilities), the following shall be done as part of the Subdivision of Land – Minor or Subdivision of Land - Major:

- a. The purchasing property owner shall contact the affected utility provider(s) and grant easement(s) for the existing utilities as acceptable to the utility provider(s); or
- b. The purchasing property owner shall contact the affected utility provider(s) and relocate the affected utilities as acceptable to the utility provider(s) at the property owner's expense.

This requested language is to protect the status and continued viability of an existing utility facility that was built per a previous entitlement, such as a franchise agreement that includes the Public Right-of-way. PNM desires clarity of the vacation process in relation to existing utilities in the Public Right-of-way to ensure the continued provision of safe and reliable electric service to its customers in the City of Albuquerque's jurisdiction.

PUBLIC COMMENTS-

Letters Received before 12-6-2021

Renz-Whitmore, Mikaela J.

From: Jane Baechle <jane.baechle@gmail.com>
Sent: Sunday, November 28, 2021 10:43 AM
To: City of Albuquerque Planning Department
Subject: SFVNA Comments re: 2021 IDO Proposed Amendments
Attachments: SFVNA Comments on IDO 2021.pdf

Please find attached a document summarizing the comments of the Santa Fe Village Neighborhood Association Board approved at our meeting of November 23, 2021.

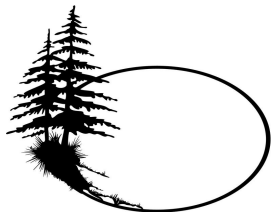
We ask that these be included in the Planning Department Staff report being submitted to the EPC Chair.

Our communication is addressed to EPC Chair Timothy MacEachen.

We appreciate your time and assistance.

Sincerely,

Jane Baechle
President, SFVNA
Jane.Baechle@gmail.com



Santa Fe Village Neighborhood Association

5601 Bogart Ave. NW Albuquerque, NM 87120

www.sfvna.org www.facebook.com/SFVNA

SFVNA2014@gmail.com

Date: November 26, 2021

To: Timothy MacEachen
Chair, EPC

From: Jane Baechle
President, SFVNA

Re: Proposed 2021 Amendments to the IDO

The Santa Fe Village Neighborhood Association (SFVNA) has reviewed the proposed amendments to the IDO for 2021. The following communication outlines our concerns and position at this time on seven of the proposed amendments. The SFVNA Board met on November 23, 2021. The information submitted in this document received unanimous support of the SFVNA Board.

• IDO Section 1-3

Purpose

Add new subsection as follows:

"Provide processes for development decisions that balance the interests of the City, developers, property owners, and residents and ensure opportunities for input by affected parties."

SFVNA Position

Opposed

The IDO is a regulatory document intended to implement the ABC Comp Plan and assure adherence to the standards of development and the purposes outlined in the current IDO. The intent of the IDO is not to adjudicate competing interests of affected parties. This statement suggests that an affected party's interests, which may be in conflict with the ABC Comp Plan or existing purpose statements, have credence in the name of "balance" or some undefined determination of equity of interest. Further, processes already exist to address differing interests or perceived indications for changes; annual IDO updates, individual requests to EPC for zoning changes or variances, LUPZ review and City Council decision.

- **IDO Section 1-8(A)(3)**

Relationship to Other Regulations

Revise the first sentence as follows:

"When any area-specific regulation (i.e. for Centers, Corridors, or small areas) conflicts with any citywide regulation in Part 14-16-2 (Zone Districts), Part 14-16-4 (Use Regulations), Part 14-16-5 (Development Standards), or Part 14-16-6 (Administration and Enforcement), the area-specific regulations prevail for development within the specified area regardless of whether the area-specific regulation is more or less restrictive than the citywide regulation, unless specified otherwise in this IDO."

SFVNA Position

Opposed

The final phrase, "unless specified otherwise in the IDO," is overly broad and undefined. While CPOs and VPOs are found in small areas and would seem to prevail in regulating development in these areas, that is not explicitly stated and the final clause, "unless specified otherwise in this IDO," appears to offer a mechanism to void the applicability and enforcement of protections of these unique neighborhoods and areas.

- **Table 4-2-1**

Overnight Shelter

Add a (P) to make this use permissive in MX-M and change from conditional (C) to permissive (P) in MX-H.

SFVNA Position

Opposed

There are several issues here. First, the change from "conditional" to "permissive" effectively removes neighborhood association and nearby residents and home owners from the decision making process in the establishment of a use with a potentially significant impact on those adjacent neighborhoods. Secondly, overnight shelters are currently *not* a permitted use in MX-M zones. If this were to pass, overnight shelters would not only be a permissive use, they would also be a new use in the MX-M zones, occurring without adequate review and consideration of the impact of such a change.

Clearly, homelessness is a huge and complex problem and deserves the efforts of people across the City to respond ethically and humanely to identify effective solutions. It requires a whole of City response. The IDO amendment process is not the appropriate mechanism to address the needs of those without shelter. It seems likely this proposed change will disproportionately affect neighborhoods of lower income and those that are already seeing the impact of folks experiencing homelessness. It will let other areas of the city and their representatives off the hook in developing effective solutions.

- **Table 5-7-1**

Walls and Fences, Maximum Height

Revise Wall in the front yard or street side yard as follows:

Residential: 4 ft. ~~3 ft.~~

Mixed-use: 4 ft. ~~3 ft.~~

Non-residential: 4 ft. ~~3 ft.~~

SFVNA Position

Opposed

Efforts to increase wall heights in front and street side yards have not had and do not have neighborhood association support. The SFVNA has identified no benefit to Santa Fe Village or its residents with this proposed change. Neither the requestor of this amendment or the Albuquerque Planning Department provides any rationale for this proposal or evidence of how it would meet any of the stated purposes in IDO Section 1-3. Absent any provision of justification for this change, it is difficult to believe it was made in good faith or would not be a step in proposing increased wall heights for years to come.

IDO Section 6-2 (E)(1)

Review & Decision-making Bodies, Environmental Planning Commission

Revise to read as follows:

"The EPC shall include a resident of each City Council District, with experience in community, urban, or natural resource planning; community organizing; architecture; landscape architecture; urban design; real estate development and/or finance; transportation; civil engineering; and/or land use or environmental law..."

SFVNA Position

Support

The SFVNA recognizes that serving as a commissioner on the EPC is a demanding task requiring thoughtful consideration of detailed and highly technical information and knowledge of the entirety of the IDO. This proposed amendment would broaden the relevant professional background and expertise of those eligible to serve on the EPC. We believe it will be an asset to the EPC and to the City for those who serve to bring perspectives from additional professions and experiences as they act to assure adherence to the IDO in planning, zoning and development across the city.

IDO Section 6-5 (G)(1)(e) 1.c

Administrative Decisions, Site Plan - Administrative

Revise as follows:

"All conversions of existing non-residential development to a residential use containing no more than 200 ~~400~~ dwelling units."

SFVNA Position

Opposed

While city residents in general benefit from the conversion of existing commercial development to residential development, especially if it increases the stock of affordable housing, the doubling of capacity from the current amount allowed by administrative review alone is inappropriate and potentially subject to abuse. Administrative review means there is no oversight outside of ABQ Planning and Code Enforcement. There is no EPC review and no option for adjacent residents or neighborhood associations to comment. The process of presenting a development plan to the EPC certainly takes time but is not that onerous and seems unlikely to unduly delay a beneficial change. The interests of all concerned, residents, nearby neighborhoods, potential occupants of new dwelling units, developers and the City benefit from maximally transparent, thoroughly vetted and thoughtful review.

IDO Section 7-1 and 7-1 [new]

Definitions, Transit Definitions Peak Service Frequency

Revise as follows:

"The transit route frequency during peak periods (7:00 A.M. to 9:00 A.M. and 3:00 P.M. to 6:00 P.M.), as calculated by the City Transit Department using published transit schedules and mapped by AGIS. This frequency is generally calculated for the most frequent route, or combination of paired routes that act as one route, that stops at the transit stop or station in question and is based on the average frequency of the route."

Definitions, Transit Definitions Transit Route Frequency

Add a new term with definition as follows:

"The average amount of time between buses arriving at transit stops or stations calculated by the City Transit Department using published transit schedules. This frequency is generally calculated for the most frequent route, or combination of paired routes that act as one route. For routes with segments that have frequencies with substantially different levels of service, different transit route frequencies may be designated by segment of the route. See Peak Service Frequency ."

SFVNA Position

Opposed

While this is intended as a clearer definition of a current IDO provision, the definition is still inadequate to capture the effect of available public transportation on new development. The likelihood that individuals will use public transit rather than a personal vehicle depends on multiple factors, not just the frequency of service on a given bus route or combination of paired routes. A definition of transit frequency which justifies allotting less area on site to parking and

more to development that increases use (and profit), should also consider transit availability outside of peak periods, the extent to which the designated routes serve all relevant areas of the city for the users of the development and actual ridership. These considerations are clearly not met by public transit options along Coors Boulevard or other areas on the westside of Albuquerque.

On behalf of the Santa Fe Village Neighborhood Association, thank you for your time and consideration.

Inter-Coalition Council IDO Committee

Michael Brasher, Inter-Coalition Council President, District 9 East Gateway Coalition President
Julie Dreike, District 9 East Gateway Coalition Secretary, Embudo Canyon NA
Debbie Conger, District 6 Coalition, South Los Altos NA
Patricia Willson, District 6 Coalition, Victory Hills NA President
Jim Griffie, District 4 Coalition, Nor Este NA
Dan Regan, District 4 Coalition, Knapp Heights NA
Peggy Neff, District 2, Summit Park NA
Rene' Horvath, West Side Coalition of NA's, Taylor Ranch NA

November 28, 2021

Re: IDO Annual Update 2021 – EPC Submittal - Citywide

To: EPC Chair Timothy MacEachen (sent via email abcto2@cabq.gov)

At the October 14, 2021 Inter-Coalition Council (ICC) meeting, a committee was formed to review the 66 proposed changes in the IDO Annual Update 2021. The committee of volunteers met over seven times and we still do not feel we have comprehensively reviewed the proposed changes, nor have we had adequate time to incorporate feedback from our respective neighborhood associations and communities.

We created a spreadsheet to identify whether the proposed changes are substantive or technical and whether there was community support versus opposition/questions. The substantive versus technical issue was somewhat of a moving target, and produced a range of statistics and workable metrics. Our take-away from this exercise is that **somewhere between a quarter to over half of the proposed changes are substantive changes, not technical changes.**

The metrics we applied are as follows:

1. Does the proposed change address a change in the relationship between the City and resident(s)?
 - Is public safety affected?
 - Are property owners' rights compromised?
 - Does the proposed change create a citywide change in current community expectations of the Planning Department?
2. Is the proposed change part of three or more changes to the same section and/or subject*.

The IDO is substantive law. Not performing due diligence in this regard puts the City at risk of unintended consequences and potential lawsuits.

We all want to participate to improve the IDO—but the current update process makes that difficult. In past amendment cycles, Planning Staff was able to provide much-appreciated Zoom sessions to review changes and poll attendees. We know that the department is understaffed; that seems like a reason to slow down rather than rush. Please see our attached spreadsheet (in both PDF and Excel format) detailing the ICC IDO Committees comments regarding the IDO Annual Update 2021 Citywide Proposed Changes.

Respectfully,

ICC IDO Committee

- * Some examples:
- Sec. 4-3(B)(1) Manufactured Homes
 - Sec. 4-3(C)(6) Overnight Shelter/Campgrounds
 - Table 5-5-1 Off Street Parking
 - Sec. 5-7 Walls & Fences

IDO Annual Update 2021 - EPC Submittal								
Location on final PDF	Page	Section	Item	Substantive	Technical	Community Support	Community Opposition, Questions	Remarks
1 of 18	1	1-3	Purpose statement	✓			✓	More stakeholders? Listing order (developers first?) Metrics for processes? For future amendments; provide source
1 of 18	5	1-8(A)(3)	Relationship to Other Regulations	✓			✓	Potential to undermine CPO's and VPO's. More variances undermine the intent of the overlay protections. Provide example?
1 of 18	6	1-10(A)(1)	Transitions from Previous Regulations	✓			✓	What if a prior approved site plan has conditions of approval based on NA input?
1 of 18	41	2-4(E)(3)(h)3 [new]	MX-FB Zone		✓	✓		OK
2 of 18	145	Table 4-2-1	Overnight Shelter	✓			✓	Any change from C to P silences community voice. Need clearly defined standard for this use.
2 of 18	151	4-3(B)(1)(a) supposed to be (b)?	Manufactured Homes	✓			✓	Manuf. Vs mobile? Or does this relate to 'trailer' not in R-MC zone?
2 of 18	151	4-3(B)(1)(b)[new]	Manufactured Homes		✓		✓	Make sure definitions of "Manufactured Homes" vs "Mobile Homes" are clear and consistent (i.e., FAQ's on Residential Regulations from CAO website)
2 of 18	151	4-3(B)(1)(b)	Manufactured Homes	✓			✓	Good that it provides 18 mo. Notification to mobile homes not in R-MC, but potential problem with evictions related to re-zoning R-MC properties
2 of 18	156	4-3(B)(7)(a)	Dwelling, Multi-Family Use-Specific Standards		✓	✓		What if ground floor is commercial with residential on 2nd and above?
3 of 18	158	4-3(C)(6)	Overnight Shelter Use-Specific Standards		✓	✓		OK; makes sense (i.e., indoor use)
3 of 18	158	4-3(C)(6)	Overnight Shelter Use-Specific Standards	✓			✓	Currently not allowed in MX-M? Add Permissive if <25k SF and Conditional if over? Stay Conditional in MX-M, NR-C, NR-BP, NR-LM, NR-GM?

Location on final PDF	Page	Section	Item	Substantive	Technical	Community Support	Community Opposition, Questions	Remarks
3 of 18	160	4-3(C)(8)(a)	Religious Institution Use-Specific St.	√			√	Conditional approval is still a minimum expectation; association with Religious Institution should not change that.
3 of 18	160	4-3(C)(8)(a)	Religious Institution Use-Specific St.	√			√	Require a permit for camping? What is difference between a Campground and a City-sanctioned encampment?
4 of 18	176	4-3(D)(35)	Cannabis Retail		√	√		OK
4 of 18	176	4-3(D)(35)	Cannabis Retail		√	√		Ok
4 of 18	176	4-3(D)(35)	Cannabis Retail		√	√		Ok
4 of 18	184	4-3(D)(40)(c)	Nicotine Retail Use-Specific Standards	√			√	Community requesting amendment to 25%; keep nicotine retail accessory
4 of 18	187	4-3(E)(3)(f)	Cannabis-derived Products Mf'g U-S St.		√	√		reference to new Definition
5 of 18	199	4-3(F)(4)	Drive-thru or Drive-Up Facility		√	√		Yes
5 of 18	206	4-3(F)(4)(9)(b)	Home Occupation		√	√		Community requesting amendment; add 'Wholesale" to both catagories
5 of 18	206	4-3(F)(4)(9)(b)(2)	Home Occupation		√	√		Does catering hot food require commercial kitchen?
5 of 18	240	5-3(C)(3)(b)	Access & Connectivity, General Access & Circulation		√	√		
6 of 18	258	5-5(B)(2)(b)	Parking Applicability, Exemptions & Reductions		√		√	Provide examples to show this is not a spot zoning change. Impact of overflow parking on neighborhoods?
6 of 18	266	Table 5-5-1	Min. Off-street Parking Requirements		√	√		Occupant load explanation?
6 of 18	265	Table 5-5-1	Artisan mf'g - parking requirement		√		√	
6 of 18	266	Table 5-5-1	Seasonal outdoor sales - parking req.		√		√	
7 of 18	271	5-5(C)(8)(a)	Accessible Parking		√	√		
7 of 18	281	5-5(G)(3)(e)	Parking Structure Design, Bldg Design St.		√	√		
7 of 18	296	Table 5-6-3	Street Frontage Landscaping		√	√		
7 of 18	296	5-6(D)(2)	Additional Frontage Landscaping		√	√		
7 of 18	310	Table 5-7-1	Walls & Fences, Maximum Height	√			√	Review 2004 Task Force. Staffing issues not sufficient reason for changs

Location on final PDF	Page	Section	Item	Substantive	Technical	Community Support	Community Opposition, Questions	Remarks
8 of 18	313	5-7(D)(3)(e)[new]	Walls & Fences, View Fencing in MX		✓	✓		There really needs to be a 'Fence Patrol' or more front end help from staff to help public understand requirements.
8 of 18	315	5-7(E)(1)(c) 3	Walls & Fences, Materials & Design		✓	✓		
8 of 18	324	5-8(D)	Outdoor Lighting		✓		✓	needs to be defined by lumens, not watts
9 of 18	325	5-8(D)(2)	Outdoor Lighting		✓	✓		needs to be defined by lumens, not watts
9 of 18	381	6-2(E)(1)	Review & Decision-making bodies, EPC		✓	✓		Good idea
9 of 18	430	Table 6-4-4	Allowable Minor Amendments	✓			✓	Needs more discussion; potential for abuse
9 of 18	444	6-5(G)(1)(d)[new]	Administrative Decisions, Site Plan - Administrative	✓			✓	is this subsection number incorrect?
10 of 18	444	6-5(G)(2)(b)[new]	Administrative Decisions, Site Plan - Administrative	✓			✓	Very confused...is section number wrong?
10 of 18	444	6-5(G)(1)(e) 1.c	Administrative Decisions, Site Plan - Administrative	✓			✓	potential parking problems with doubled increase in density
10 of 18	446	6-5(G)(2)(e)[new]	Administrative Decisions, Site Plan - Administrative		✓	✓		Yes, necessary for tracking cases.
10 of 18	455	6-6(C)(3)(f)	Decisions Requiring a Public Mtg or Hearing, Exp. Of Nonconforming Use or Structure		✓	✓		example would be helpful to understand
11 of 18	466	6-6(I)	Decisions Requiring a Public Mtg or Hearing, Site Plan - DRB		✓	✓		seems ok
11 of 18	466	6-6(I)(2)(c)[new]	Decisions Requiring a Public Mtg or Hearing, Site Plan - DRB		✓	✓		this section number is on page 467
11 of 18	467	6-6(I)(2)(e)[new]	Decisions Requiring a Public Mtg or Hearing, Site Plan - DRB		✓	✓		Yes, necessary for tracking cases.
12 of 18	468	6-6(J)(1)(b)[new]	Decisions Requiring a Public Mtg or Hearing, Site Plan -EPC		✓	✓		An example would be helpful
12 of 18	468	6-6(J)(2)(d)[new]	Decisions Requiring a Public Mtg or Hearing, Site Plan -EPC		✓	✓		An example would be helpful
12 of 18	469	6-6(J)(2)(g)[new]	Decisions Requiring a Public Mtg or Hearing, Site Plan -EPC		✓	✓		Yes, necessary for tracking cases.
13 of 18	473	6-6(L)(1)(c)	Decisions Requiring a Public Mtg or Hearing, Subdivision of Land-Major, Applicability		✓	✓		Please verify that this would not allow calling a lot 2 lots (like Poole property "2 clusters")

Location on final PDF	Page	Section	Item	Substantive	Technical	Community Support	Community Opposition, Questions	Remarks
13 of 18	514	6-8(G)(3)(a)	Nonconformities, Nonconforming Site Features		✓	✓		
13 of 18	525	7-1	Adult or Child Day Care Facility		✓	✓		
14 of 18	532	7-1	Definitions, Cannabil Definitions		✓	✓		
14 of 18	538	7-1	Definitions, Development Definitions		✓	✓		
14 of 18	540	7-1[new]	Definitions, Drive Pad [new]		✓	✓		What are controls over changes in DPM?
15 of 18	540	7-1	Definitions, Driveway		✓	✓		
15 of 18	540	7-1	Definitions, Dwelling		✓	✓		
15 of 18	554	7-1	Definitions, Manufactured Home		✓	✓		
15 of 18	557	7-1	Definitions, Measurement Façade [new]		✓	✓		
16 of 18	557	7-1	Definitions, Measurement Garage [new]		✓	✓		
16 of 18	558	7-1[new]	Definitions, Measurement Definitions		✓	✓		
16 of 18	579	7-1[new]	Definitions, Site Layout Plan		✓	✓		Yes, important to clarify what information needs to be on a site plan.
17 of 18	584	7-1	Definitions, Transit Definitions	✓			✓	Problems with parking reductions
17 of 18	584	7-1[new]	Definitions, Transit Definitions	✓			✓	Parking reductions cause problems for businesses
17 of 18	multiple	6	Subdivisions + Floating Zone Lines		✓	✓		
17 of 18	all	all	Clerical Changes		✓	✓		
18 of 18	all	all	Editorial Changes		✓	✓		

Renz-Whitmore, Mikaela J.

From: Michael Brasher <eastgatewaycoalition@gmail.com>
Sent: Sunday, November 28, 2021 3:05 PM
To: City of Albuquerque Planning Department
Cc: JULIE DREIKE; Debbie-South Los Altos; P. Davis Willson; Jim Griffee; Dan Regan; PeggyD; Rene' Horvath
Subject: Inter-Coalition Council IDO Committee comments to IDO 2021 update
Attachments: ICC IDO Update EPC letter.pdf; IDO_Update_SummaryFinal.pdf; IDO_Update_SummaryFinal.xlsx

Attention: ECP Chair Timothy MacEachen

Chair MacEachen:

Attached is a letter from the Inter-Coalition Council IDO Committee in regard to the IDO Annual Update 2021. Also attached is a spreadsheet in both PDF and Excel formats with our remarks on each of proposed changes.

Please acknowledge receipt of this email and the attachments.

Michael Brasher
President, Inter-Coalition Council
505-382-2964

Renz-Whitmore, Mikaela J.

From: Matt Celeskey <deadanimaldesign@hmnh.org>
Sent: Tuesday, November 23, 2021 9:21 PM
To: City of Albuquerque Planning Department
Subject: For Chair MacEachen: Recommended change to the IDO

Dear Chair MacEachen -

My name is Matt Celeskey and I am the current president of the West Park Neighborhood Association. For several years, our neighborhood has struggled with growing parking and traffic burdens on our residential streets as a result of the compounded parking reductions available to properties along the Central corridor. Additional large-scale developments already in progress will surely exacerbate these problems in coming years.

The current IDO provides redundant parking reductions for properties in premium transit areas and for proximity to transit. This has rewarded overdevelopment and increased traffic congestion and parking on adjacent neighborhood streets. This result runs counter to the stated purpose of Section 14-16-5-5 Parking and Loading (p. 257 of the 2020 IDO Annual Update).

To address this issue, I would like to request an amendment to the IDO, p. 269, Section 5-5(C)(5)(c)1 Reduction for Proximity to Transit, which currently reads:

"The minimum number of off-street parking spaces required may be reduced by 30 percent if the proposed development is located within 1,320 feet (1/4 mile) in any direction of any transit stop or transit station with a peak service frequency of 15 minutes or better."

I would ask that this be amended to read:

"The minimum number of off-street parking spaces required **for non-residential primary uses** may be reduced by 30 percent if the proposed development is located within 1,320 feet (1/4 mile) in any direction of any transit stop or transit station with a peak service frequency of 15 minutes or better."

Explanation:

Table 5-5-1 already provides a 33% parking reduction for multi-family dwellings and a 50% reduction for live-work dwellings within a main street or premium transit area. The further reduction in Section 5-5(c)(5)(c)1 is redundant and shifts a significant percentage of the parking burden off the property and onto existing city infrastructure (neighboring

streets). Primary residences typically require longer-duration parking than businesses or services and the parking reduction should be limited accordingly.

Thank you for your consideration. I would be happy to discuss this further or answer any questions you may have.

Sincerely,

Matt Celeskey

West Park Neighborhood

Renz-Whitmore, Mikaela J.

From: John Cochran <jrcochr@gmail.com>
Sent: Monday, December 6, 2021 11:51 AM
To: City of Albuquerque Planning Department
Subject: EPC's support to maintain walkable, inviting neighborhood streetscapes

Dear Tim,

I am writing to request the EPC's support to help Albuquerque maintain walkable, inviting neighborhood streetscapes.

Open front yards and front yards with low walls are essential elements of a walkable, inviting neighborhood. Therefore, I oppose raising the permissive height of front yard walls to 4 feet in residential areas.

Tall walls in a front yard convey a sense of fear and isolation – as each house must wall-off neighbors and visitors.

For almost 100 years open front yards have been an essential element of the character of our neighborhood (Spruce Park). Albuquerque's Zoning Code, now almost 70 years old, has limited the height of residential front yard walls to 3 feet. This architectural and social feature has remained through zoning updates of 1965, 1973, 1991, and the 2017 IDO.

It is not clear why the residential wall heights need to be raised to 4 feet, as the original IDO had enormous public input and review, and no one suggested that it would be a good idea to make permissive walls in front yards higher than 3 feet.

For Albuquerque to maintain walkable, inviting neighborhoods, I oppose raising the permissive height of front yard walls to 4 feet in residential areas. Also, my apologies for being a little late and not getting these comments to you by 9 am. today.

With My Best Regards

John R Cochran

Renz-Whitmore, Mikaela J.

From: Debbie-South Los Altos <debsla@swcp.com>
Sent: Monday, November 29, 2021 8:58 AM
To: City of Albuquerque Planning Department
Subject: IDO Annual Update - EPC Submittal

To: EPC Chair MacEachen

I am writing in support of the three IDO Annual Update positions taken by the Nob Hill Neighborhood Association:

- Page 145, Table 4-2-1, Overnight Shelter: I agree this should be Conditional, not Permissive.
- Page 310, Table 5-7-1, Walls and Fences, Max. Height of Permissive Walls; I agree maximum should be 3', not 4'. Also, 4' creates a conflict with DPM's requirements for miniclear sight triangles at driveways.
- Page 324, Section 5-8(D)(11), Outdoor Lighting; measurement should be in lumens rather than watts.

Best regards,

Debbie Conger
325 Espejo St. NE
Albuquerque NM 87123-1110

Renz-Whitmore, Mikaela J.

From: Becky C. Davis <beedee3@lawyer.com>
Sent: Wednesday, November 24, 2021 10:59 AM
To: City of Albuquerque Planning Department
Subject: IDO amendments on p. 158-160

EPC Chair: Timothy J. MacEachen,

Dear Chair MacEachen.

The IDO amendments proposed regarding overnight shelters and the presence of such shelters adjacent to religious structures (Pages 158-160; Sections 4-3(C)(6) through 4-3-(C)(8)(a)) should be suspended or removed from the list of amendments for this EPC session.

The issues of economic failure, substance abuse, mental disability, domestic violence and social dysfunction which result in homelessness and other maladies cannot be addressed by zoning modifications. The issues and the resulting decisions by participating groups are too fluid for compartmentalization into zoning definitions. The Opinion Page of the Journal (Nov. 21, 2021) stated it quite well in the topic titled: "Two-way Street". The next to last paragraph states: "We need one plan for dealing with the homeless...those who want help. We need another for dealing with 'street people,'...those who do not -- and that plan has to focus on all issues, ranging from drug dealing to park curfews."

Long-range planning, which is part of the duties of the Planning Dept. should clearly tell you that and declare that these proposed short-term amendments will not aid long-range planning.

Please suspend or remove the amendments related to Zoning Sections 4-3(C)(6) through 4-3-(C)(8)(a) from the list of proposed zoning amendments.

Thank you for your time.

Becky C. Davis
Member, Avalon Neighborhood Assoc.
Member, Westgate Heights Neighborhood Assoc.
Member, WSCONA
Member, SWAN

Renz-Whitmore, Mikaela J.

From: Jim Griffiee <jgriffiee@noreste.org>
Sent: Sunday, November 28, 2021 11:31 PM
To: City of Albuquerque Planning Department
Cc: Dan Regan; Michael Brasher
Subject: Comments on Tech Edits to section 5-8(D) [OUT DOOR AND SITE LIGHTING] GENERAL DESIGN AND ILLUMINATION.
Attachments: TechEditCommentsForEPC_JWGv1.pdf

Attention: ECP Chair Timothy MacEachen

Chair MacEachen:

Please find attached a letter providing more details about the concerns the Inter-Coalition Council IDO Committee has regarding the proposed IDO Annual Update 2021 Tech Edits to section 5-8(D).

Please acknowledge receipt of this email and the attachments.

James Griffiee
505-296-8129

November 28, 2021

Re: IDO Annual Updated 2021 – EPC Submittal – Citywide

To: EPC Chair Timothy MacEachen (sent via email abcto@cabq.gov)

As an active member of the Nor Este Neighborhood Assoc I support the District 4 Coalition in matters of the IDO. I am also a member of the committee assembled by the Inter-Coalition Council to review the proposed 2021 IDO Tech Edit. In both cases, I agreed to compile and submit a report with more technical details to explain their and my concerns with the proposed Tech Edits to section 5-8(D) [OUT DOOR AND SITE LIGHTING] GENERAL DESIGN AND ILLUMINATION. While I am not a professional lighting engineer, I am a retired electronics engineer and quite familiar with the units of measure and other terminology used in section 5-8(D). I respectfully request the EPC and City Planning give due consideration to the following findings and recommendations.

The proposed tech edit to 5-8(D) opening paragraph should be rejected.

Reason: This appears to “dummy down” the requirements in 5-8(D) subsections. For example, a collimated or beam forming fixture with less than 150 watt incandescent equivalent luminance sources can easily exceed the 2 lumen/square foot maximum requirement of subsection 5-9(D)(4). In addition, the proposed change also suffers from the same technical issues as 5-8(D)(1) from which it draws its terminology.

The proposed tech edit for 5-8(D)(2) should be rejected.

Reason: Light pollution is a major problem and while I have no doubt compliance of the requirement that a source not be directly visible from adjacent properties is difficult to enforce, it is not difficult to achieve in many if not most cases. To explain the proposed revision, City Planning noted that streetlights and traffic lights cannot meet this requirement. I assert that rather than deleting the requirement, exceptions should be specifically noted. Even though I recommend rejection of the change as proposed, I would like to point out that it is the 1000 foot rule that makes no sense. First, 1000 foot spans something close to 5 lots in most residential parts of town. Second, an un-shielded light source not obstructed by terrain, vegetation or structures is “visible” for many miles. Albuquerque should be moving toward “Dark Sky” standards rather than tossing in the towel on even these simple requirements just because they are hard to enforce.

I propose new tech edits for the following three subsections.

5-8(D)(1) All outdoor light fixtures ~~150 watts or greater for incandescent light sources or 70 watts or greater for other types of light sources~~ exceeding 150 watts of incandescent luminance or the equivalent shall be shielded using full cutoff light fixtures (i.e. a light fixture with zero intensity at or above 90 degrees above nadir and limited to a value not exceeding 10 percent of lamp lumens at or above 80 degrees).

Or better yet

5-8(D)(1) All outdoor light fixtures ~~150 watts or greater for incandescent light sources or~~

~~70 watts or greater for other types of light sources~~ with light source generating more than 2600 lumens shall be shielded using full cutoff light fixtures (i.e. a light fixture with zero intensity at or above 90 degrees above nadir and limited to a value not exceeding 10 percent of lamp lumens at or above 80 degrees).

Reason: 70 watts for other types of light source would far exceed the 2600 lumen output of a 150 watt incandescent bulb. The efficacies (light output per watt of power) of LED sources are approaching 6 times that of an incandescent source so a 70 watt LED would output around 7400 lumen or about 3 times as bright as a 150 watt incandescent source. And this will only get better as the technology matures. Using watts to specify light output is no longer appropriate. All commercial and most consumer light sources and fixtures packaging will specify lumens output in addition to the watts of power. It is time to discontinue even the phrases like "150 watts incandescent luminance or the equivalent" and just specify the source/fixture light output in lumens.

5-9(D)(10) All outdoor light fixtures shall ~~generate~~ deliver at least 80 lumens per watt of energy consumed, as shown on the manufacturer's specifications for the fixture.

Reason: Since this clause is for light fixtures rather than the light source(s) (i.e. bulbs) within the fixture and almost all light fixtures fail to output all of the light generated by the light source(s) internal to the fixture.

5-8(E)(2)(b) Decorative outdoor lighting shall not exceed ~~100 watts of incandescent luminance or the equivalent~~ 1600 lumens.

Reason: Same concerns as those for 5-8(D)(1). 100 watts of incandescent luminance is about 1600 lumens.

Respectfully,
James W. Griffiee

Renz-Whitmore, Mikaela J.

From: Jeff Hoehn <jeffreyahoehn@gmail.com>
Sent: Thursday, November 18, 2021 5:47 PM
To: City of Albuquerque Planning Department
Cc: theboard@nobhill-nm.com
Subject: IDO Page 145, Table 4 -2- 1, Overnight Shelter
Attachments: IDO page 145, Table 4-2-1, Overnight Shelter.pdf

Hello -

Please see statement from the Nob Hill Neighborhood Association attached.

Jeff Hoehn
Vice President, Nob Hill Neighborhood Association,

IDO 2021 Annual Update, Page 145, Table 4-2-1, Overnight Shelter, Change this use from “not permitted” in the MX-M zone district and change it from Conditional to Permissive in MX-H, Statement of Position to EPC, Nob Hill Neighborhood Association

Dear Chair MacEachen and Commissioners,

We agree that overnight shelters are a valid tool to address the homeless issue but their suitability at a particular location depends on the context of the site.

Only when the use is conditional does the community have the benefit of the public notice process offered by the IDO. Only when the conditional use is heard publicly by the Hearing Examiner is the voice of the community heard before a decision is made.

We urge you remove this proposal from the update package you send to Council.

Kind regards,

Jeff Hoehn

Vice President, Nob Hill Neighborhood Association

(505)506-9327

jeffreyh@clnabq.org



Renz-Whitmore, Mikaela J.

From: Jeff Hoehn <jeffreyahoehn@gmail.com>
Sent: Thursday, November 18, 2021 5:50 PM
To: City of Albuquerque Planning Department
Cc: theboard@nobhill-nm.com
Subject: IDO page 324, Outdoor Lighting
Attachments: IDO page 324, Outdoor Lighting.pdf

Hello -

Please see statement from the Nob Hill Neighborhood Association attached.

Jeff Hoehn
Vice President, Nob Hill Neighborhood Association

IDO 2021 Annual Update, page 324, Outdoor Lighting, Statement of Position to EPC, Nob Hill Neighborhood Association

Dear Chair MacEachen and Commissioners,

Our association worked with our Councilor to have IDO 5-8(D)(11) added to the IDO in the last annual update. We needed this because a 4 story storage building with significant windows was leaving bright interior lights on all night creating light pollution at our homes.

This update had enormous and unanimous public input. We worked hard for this and our Councilor did too.

If the subject Planning proposal negates or weakens IDO 5-8(D)(11) we urge you to remove it from the package that goes to Council.

Kind regards,

Jeff Hoehn

Vice President, Nob Hill Neighborhood Association

(505)506-9327

jeffreyh@clnabq.org



Renz-Whitmore, Mikaela J.

From: Jeff Hoehn <jeffreyahoehn@gmail.com>
Sent: Thursday, November 18, 2021 5:52 PM
To: City of Albuquerque Planning Department
Cc: theboard@nobhill-nm.com
Subject: IDO page 310, Table 5-7-1 Maximum Height of Permissive Walls in Front Yards
Attachments: IDO page 310, Table 5-7-1 Maximum Height of Permiisive Walls in Front Yards.pdf

Hello -

Please see statement from the Nob Hill Neighborhood Association attached.

Jeff Hoehn
Vice President, Nob Hill Neighborhood Association

IDO Page 310, Table 5-7-1 Walls and Fences, Maximum Height of Permissive Walls, Statement of Position to EPC, Nob Hill Neighborhood Association

Dear Chair MacEachen and Commissioners,

Table 5-7-1 sets out maximum heights of walls that can be built **permissively** at various locations on a lot. These require a Permit-Wall-Minor. Footnotes 2, 3, and 4 are obscure but they point to the Permit-Wall-Major which allows taller walls if certain tests are met.

Planning proposes changing the **permissive** maximum wall height in front yards from 3 ft. to 4 ft. in 3 zone districts. Our concerns are not as strong for mixed use or non-residential districts. We do, however, express **strong opposition to the change in residential zone districts.**

Since the turn of the 20th century, walls in front yards of residential neighborhoods were built by custom to 3 ft. maximum height. When Clyde Tingley signed Albuquerque's first zoning code in 1953 it recognized this, limiting permissive walls in front yards to 3 ft. height. This endured through zoning updates of 1965, 1973, 1991, and the 2017 IDO.

Every subdivision in ABQ was designed using architectural principles of its time. Front yard walls of maximum height 3 ft. have been part of the architectural pallet of those who designed most of our neighborhoods for the last 120 years. That forms the **streetscape** and it is the **most significant architectural asset** a neighborhood has.

When property owners change that streetscape with later design principles we obliterate the architectural principles of the neighborhood's streetscape. This concept applies to the vast majority of ABQ's neighborhoods, most of which are 50 years or older.

The IDO had massive public input, rounds of review, and not one person suggested that it would be a good idea to make permissive walls in front

yards higher than 3 ft.

We understand there may be a concern for public safety. But this proposal actually has the opposite effect. Higher walls diminish eyes-on-the-street, a key component of Crime Prevention through Environmental Design.

We note that the Permit-Wall-Minor for permissive walls does not require coordination of the clear sight triangle with traffic engineering so that creates concerns about the change in all zone districts.

If we increase permissive wall heights it will move us one step closer to becoming a city of walls. We urge you **in the strongest terms** to remove this proposal from the package you send to Council.

Kind regards,

Jeffrey Hoehn

Vice President, Nob Hill Neighborhood Association

(505)506-9327

jeffreyh@clnabq.org



Inter-Coalition Council IDO Committee

Michael Brasher, Inter-Coalition Council President, District 9 East Gateway Coalition President
Julie Dreike, District 9 East Gateway Coalition Secretary, Embudo Canyon NA
Debbie Conger, District 6 Coalition, South Los Altos NA
Patricia Willson, District 6 Coalition, Victory Hills NA President
Jim Griffie, District 4 Coalition, Nor Este NA
Dan Regan, District 4 Coalition, Knapp Heights NA
Peggy Neff, District 2, Summit Park NA
Rene' Horvath, West Side Coalition of NA's, Taylor Ranch NA

November 28, 2021

Re: IDO Annual Update 2021 – EPC Submittal - Citywide

To: EPC Chair Timothy MacEachen (sent via email abcto2@cabq.gov)

At the October 14, 2021 Inter-Coalition Council (ICC) meeting, a committee was formed to review the 66 proposed changes in the IDO Annual Update 2021. The committee of volunteers met over seven times and we still do not feel we have comprehensively reviewed the proposed changes, nor have we had adequate time to incorporate feedback from our respective neighborhood associations and communities.

We created a spreadsheet to identify whether the proposed changes are substantive or technical and whether there was community support versus opposition/questions. The substantive versus technical issue was somewhat of a moving target, and produced a range of statistics and workable metrics. Our take-away from this exercise is that **somewhere between a quarter to over half of the proposed changes are substantive changes, not technical changes.**

The metrics we applied are as follows:

1. Does the proposed change address a change in the relationship between the City and resident(s)?
 - Is public safety affected?
 - Are property owners' rights compromised?
 - Does the proposed change create a citywide change in current community expectations of the Planning Department?
2. Is the proposed change part of three or more changes to the same section and/or subject*.

The IDO is substantive law. Not performing due diligence in this regard puts the City at risk of unintended consequences and potential lawsuits.

We all want to participate to improve the IDO—but the current update process makes that difficult. In past amendment cycles, Planning Staff was able to provide much-appreciated Zoom sessions to review changes and poll attendees. We know that the department is understaffed; that seems like a reason to slow down rather than rush. Please see our attached spreadsheet (in both PDF and Excel format) detailing the ICC IDO Committees comments regarding the IDO Annual Update 2021 Citywide Proposed Changes.

Respectfully,

ICC IDO Committee

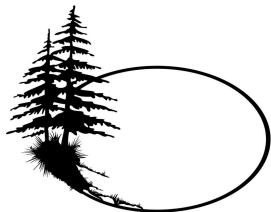
- * Some examples:
- Sec. 4-3(B)(1) Manufactured Homes
 - Sec. 4-3(C)(6) Overnight Shelter/Campgrounds
 - Table 5-5-1 Off Street Parking
 - Sec. 5-7 Walls & Fences

IDO Annual Update 2021 - EPC Submittal								
Location on final PDF	Page	Section	Item	Substantive	Technical	Community Support	Community Opposition, Questions	Remarks
1 of 18	1	1-3	Purpose statement	✓			✓	More stakeholders? Listing order (developers first?) Metrics for processes? For future amendments; provide source
1 of 18	5	1-8(A)(3)	Relationship to Other Regulations	✓			✓	Potential to undermine CPO's and VPO's. More variances undermine the intent of the overlay protections. Provide example?
1 of 18	6	1-10(A)(1)	Transitions from Previous Regulations	✓			✓	What if a prior approved site plan has conditions of approval based on NA input?
1 of 18	41	2-4(E)(3)(h)3 [new]	MX-FB Zone		✓	✓		OK
2 of 18	145	Table 4-2-1	Overnight Shelter	✓			✓	Any change from C to P silences community voice. Need clearly defined standard for this use.
2 of 18	151	4-3(B)(1)(a) supposed to be (b)?	Manufactured Homes	✓			✓	Manuf. Vs mobile? Or does this relate to 'trailer' not in R-MC zone?
2 of 18	151	4-3(B)(1)(b)[new]	Manufactured Homes		✓		✓	Make sure definitions of "Manufactured Homes" vs "Mobile Homes" are clear and consistent (i.e., FAQ's on Residential Regulations from CAO website)
2 of 18	151	4-3(B)(1)(b)	Manufactured Homes	✓			✓	Good that it provides 18 mo. Notification to mobile homes not in R-MC, but potential problem with evictions related to re-zoning R-MC properties
2 of 18	156	4-3(B)(7)(a)	Dwelling, Multi-Family Use-Specific Standards		✓	✓		What if ground floor is commercial with residential on 2nd and above?
3 of 18	158	4-3(C)(6)	Overnight Shelter Use-Specific Standards		✓	✓		OK; makes sense (i.e., indoor use)
3 of 18	158	4-3(C)(6)	Overnight Shelter Use-Specific Standards	✓			✓	Currently not allowed in MX-M? Add Permissive if <25k SF and Conditional if over? Stay Conditional in MX-M, NR-C, NR-BP, NR-LM, NR-GM?

Location on final PDF	Page	Section	Item	Substantive	Technical	Community Support	Community Opposition, Questions	Remarks
3 of 18	160	4-3(C)(8)(a)	Religious Institution Use-Specific St.	√			√	Conditional approval is still a minimum expectation; association with Religious Institution should not change that.
3 of 18	160	4-3(C)(8)(a)	Religious Institution Use-Specific St.	√			√	Require a permit for camping? What is difference between a Campground and a City-sanctioned encampment?
4 of 18	176	4-3(D)(35)	Cannabis Retail		√	√		OK
4 of 18	176	4-3(D)(35)	Cannabis Retail		√	√		Ok
4 of 18	176	4-3(D)(35)	Cannabis Retail		√	√		Ok
4 of 18	184	4-3(D)(40)(c)	Nicotine Retail Use-Specific Standards	√			√	Community requesting amendment to 25%; keep nicotine retail accessory
4 of 18	187	4-3(E)(3)(f)	Cannabis-derived Products Mf'g U-S St.		√	√		reference to new Definition
5 of 18	199	4-3(F)(4)	Drive-thru or Drive-Up Facility		√	√		Yes
5 of 18	206	4-3(F)(4)(9)(b)	Home Occupation		√	√		Community requesting amendment; add 'Wholesale" to both catagories
5 of 18	206	4-3(F)(4)(9)(b)(2)	Home Occupation		√	√		Does catering hot food require commercial kitchen?
5 of 18	240	5-3(C)(3)(b)	Access & Connectivity, General Access & Circulation		√	√		
6 of 18	258	5-5(B)(2)(b)	Parking Applicability, Exemptions & Reductions		√		√	Provide examples to show this is not a spot zoning change. Impact of overflow parking on neighborhoods?
6 of 18	266	Table 5-5-1	Min. Off-street Parking Requirements		√	√		Occupant load explanation?
6 of 18	265	Table 5-5-1	Artisan mf'g - parking requirement		√		√	
6 of 18	266	Table 5-5-1	Seasonal outdoor sales - parking req.		√		√	
7 of 18	271	5-5(C)(8)(a)	Accessible Parking		√	√		
7 of 18	281	5-5(G)(3)(e)	Parking Structure Design, Bldg Design St.		√	√		
7 of 18	296	Table 5-6-3	Street Frontage Landscaping		√	√		
7 of 18	296	5-6(D)(2)	Additional Frontage Landscaping		√	√		
7 of 18	310	Table 5-7-1	Walls & Fences, Maximum Height	√			√	Review 2004 Task Force. Staffing issues not sufficient reason for changs

Location on final PDF	Page	Section	Item	Substantive	Technical	Community Support	Community Opposition, Questions	Remarks
8 of 18	313	5-7(D)(3)(e)[new]	Walls & Fences, View Fencing in MX		✓	✓		There really needs to be a 'Fence Patrol' or more front end help from staff to help public understand requirements.
8 of 18	315	5-7(E)(1)(c) 3	Walls & Fences, Materials & Design		✓	✓		
8 of 18	324	5-8(D)	Outdoor Lighting		✓		✓	needs to be defined by lumens, not watts
9 of 18	325	5-8(D)(2)	Outdoor Lighting		✓	✓		needs to be defined by lumens, not watts
9 of 18	381	6-2(E)(1)	Review & Decision-making bodies, EPC		✓	✓		Good idea
9 of 18	430	Table 6-4-4	Allowable Minor Amendments	✓			✓	Needs more discussion; potential for abuse
9 of 18	444	6-5(G)(1)(d)[new]	Administrative Decisions, Site Plan - Administrative	✓			✓	is this subsection number incorrect?
10 of 18	444	6-5(G)(2)(b)[new]	Administrative Decisions, Site Plan - Administrative	✓			✓	Very confused...is section number wrong?
10 of 18	444	6-5(G)(1)(e) 1.c	Administrative Decisions, Site Plan - Administrative	✓			✓	potential parking problems with doubled increase in density
10 of 18	446	6-5(G)(2)(e)[new]	Administrative Decisions, Site Plan - Administrative		✓	✓		Yes, necessary for tracking cases.
10 of 18	455	6-6(C)(3)(f)	Decisions Requiring a Public Mtg or Hearing, Exp. Of Nonconforming Use or Structure		✓	✓		example would be helpful to understand
11 of 18	466	6-6(I)	Decisions Requiring a Public Mtg or Hearing, Site Plan - DRB		✓	✓		seems ok
11 of 18	466	6-6(I)(2)(c)[new]	Decisions Requiring a Public Mtg or Hearing, Site Plan - DRB		✓	✓		this section number is on page 467
11 of 18	467	6-6(I)(2)(e)[new]	Decisions Requiring a Public Mtg or Hearing, Site Plan - DRB		✓	✓		Yes, necessary for tracking cases.
12 of 18	468	6-6(J)(1)(b)[new]	Decisions Requiring a Public Mtg or Hearing, Site Plan -EPC		✓	✓		An example would be helpful
12 of 18	468	6-6(J)(2)(d)[new]	Decisions Requiring a Public Mtg or Hearing, Site Plan -EPC		✓	✓		An example would be helpful
12 of 18	469	6-6(J)(2)(g)[new]	Decisions Requiring a Public Mtg or Hearing, Site Plan -EPC		✓	✓		Yes, necessary for tracking cases.
13 of 18	473	6-6(L)(1)(c)	Decisions Requiring a Public Mtg or Hearing, Subdivision of Land-Major, Applicability		✓	✓		Please verify that this would not allow calling a lot 2 lots (like Poole property "2 clusters")

Location on final PDF	Page	Section	Item	Substantive	Technical	Community Support	Community Opposition, Questions	Remarks
13 of 18	514	6-8(G)(3)(a)	Nonconformities, Nonconforming Site Features		✓	✓		
13 of 18	525	7-1	Adult or Child Day Care Facility		✓	✓		
14 of 18	532	7-1	Definitions, Cannabil Definitions		✓	✓		
14 of 18	538	7-1	Definitions, Development Definitions		✓	✓		
14 of 18	540	7-1[new]	Definitions, Drive Pad [new]		✓	✓		What are controls over changes in DPM?
15 of 18	540	7-1	Definitions, Driveway		✓	✓		
15 of 18	540	7-1	Definitions, Dwelling		✓	✓		
15 of 18	554	7-1	Definitions, Manufactured Home		✓	✓		
15 of 18	557	7-1	Definitions, Measurement Façade [new]		✓	✓		
16 of 18	557	7-1	Definitions, Measurement Garage [new]		✓	✓		
16 of 18	558	7-1[new]	Definitions, Measurement Definitions		✓	✓		
16 of 18	579	7-1[new]	Definitions, Site Layout Plan		✓	✓		Yes, important to clarify what information needs to be on a site plan.
17 of 18	584	7-1	Definitions, Transit Definitions	✓			✓	Problems with parking reductions
17 of 18	584	7-1[new]	Definitions, Transit Definitions	✓			✓	Parking reductions cause problems for businesses
17 of 18	multiple	6	Subdivisions + Floating Zone Lines		✓	✓		
17 of 18	all	all	Clerical Changes		✓	✓		
18 of 18	all	all	Editorial Changes		✓	✓		



Santa Fe Village Neighborhood Association

5601 Bogart Ave. NW Albuquerque, NM 87120

www.sfvna.org www.facebook.com/SFVNA

SFVNA2014@gmail.com

Date: November 26, 2021

To: Timothy MacEachen
Chair, EPC

From: Jane Baechle
President, SFVNA

Re: Proposed 2021 Amendments to the IDO

The Santa Fe Village Neighborhood Association (SFVNA) has reviewed the proposed amendments to the IDO for 2021. The following communication outlines our concerns and position at this time on seven of the proposed amendments. The SFVNA Board met on November 23, 2021. The information submitted in this document received unanimous support of the SFVNA Board.

• IDO Section 1-3

Purpose

Add new subsection as follows:

"Provide processes for development decisions that balance the interests of the City, developers, property owners, and residents and ensure opportunities for input by affected parties."

SFVNA Position

Opposed

The IDO is a regulatory document intended to implement the ABC Comp Plan and assure adherence to the standards of development and the purposes outlined in the current IDO. The intent of the IDO is not to adjudicate competing interests of affected parties. This statement suggests that an affected party's interests, which may be in conflict with the ABC Comp Plan or existing purpose statements, have credence in the name of "balance" or some undefined determination of equity of interest. Further, processes already exist to address differing interests or perceived indications for changes; annual IDO updates, individual requests to EPC for zoning changes or variances, LUPZ review and City Council decision.

- **IDO Section 1-8(A)(3)**

Relationship to Other Regulations

Revise the first sentence as follows:

"When any area-specific regulation (i.e. for Centers, Corridors, or small areas) conflicts with any citywide regulation in Part 14-16-2 (Zone Districts), Part 14-16-4 (Use Regulations), Part 14-16-5 (Development Standards), or Part 14-16-6 (Administration and Enforcement), the area-specific regulations prevail for development within the specified area regardless of whether the area-specific regulation is more or less restrictive than the citywide regulation, unless specified otherwise in this IDO."

SFVNA Position

Opposed

The final phrase, "unless specified otherwise in the IDO," is overly broad and undefined. While CPOs and VPOs are found in small areas and would seem to prevail in regulating development in these areas, that is not explicitly stated and the final clause, "unless specified otherwise in this IDO," appears to offer a mechanism to void the applicability and enforcement of protections of these unique neighborhoods and areas.

- **Table 4-2-1**

Overnight Shelter

Add a (P) to make this use permissive in MX-M and change from conditional (C) to permissive (P) in MX-H.

SFVNA Position

Opposed

There are several issues here. First, the change from "conditional" to "permissive" effectively removes neighborhood association and nearby residents and home owners from the decision making process in the establishment of a use with a potentially significant impact on those adjacent neighborhoods. Secondly, overnight shelters are currently *not* a permitted use in MX-M zones. If this were to pass, overnight shelters would not only be a permissive use, they would also be a new use in the MX-M zones, occurring without adequate review and consideration of the impact of such a change.

Clearly, homelessness is a huge and complex problem and deserves the efforts of people across the City to respond ethically and humanely to identify effective solutions. It requires a whole of City response. The IDO amendment process is not the appropriate mechanism to address the needs of those without shelter. It seems likely this proposed change will disproportionately affect neighborhoods of lower income and those that are already seeing the impact of folks experiencing homelessness. It will let other areas of the city and their representatives off the hook in developing effective solutions.

- **Table 5-7-1**

Walls and Fences, Maximum Height

Revise Wall in the front yard or street side yard as follows:

Residential: 4 ft. ~~3 ft.~~

Mixed-use: 4 ft. ~~3 ft.~~

Non-residential: 4 ft. ~~3 ft.~~

SFVNA Position

Opposed

Efforts to increase wall heights in front and street side yards have not had and do not have neighborhood association support. The SFVNA has identified no benefit to Santa Fe Village or its residents with this proposed change. Neither the requestor of this amendment or the Albuquerque Planning Department provides any rationale for this proposal or evidence of how it would meet any of the stated purposes in IDO Section 1-3. Absent any provision of justification for this change, it is difficult to believe it was made in good faith or would not be a step in proposing increased wall heights for years to come.

IDO Section 6-2 (E)(1)

Review & Decision-making Bodies, Environmental Planning Commission

Revise to read as follows:

"The EPC shall include a resident of each City Council District, with experience in community, urban, or natural resource planning; community organizing; architecture; landscape architecture; urban design; real estate development and/or finance; transportation; civil engineering; and/or land use or environmental law..."

SFVNA Position

Support

The SFVNA recognizes that serving as a commissioner on the EPC is a demanding task requiring thoughtful consideration of detailed and highly technical information and knowledge of the entirety of the IDO. This proposed amendment would broaden the relevant professional background and expertise of those eligible to serve on the EPC. We believe it will be an asset to the EPC and to the City for those who serve to bring perspectives from additional professions and experiences as they act to assure adherence to the IDO in planning, zoning and development across the city.

IDO Section 6-5 (G)(1)(e) 1.c

Administrative Decisions, Site Plan - Administrative

Revise as follows:

"All conversions of existing non-residential development to a residential use containing no more than 200 ~~100~~ dwelling units."

SFVNA Position

Opposed

While city residents in general benefit from the conversion of existing commercial development to residential development, especially if it increases the stock of affordable housing, the doubling of capacity from the current amount allowed by administrative review alone is inappropriate and potentially subject to abuse. Administrative review means there is no oversight outside of ABQ Planning and Code Enforcement. There is no EPC review and no option for adjacent residents or neighborhood associations to comment. The process of presenting a development plan to the EPC certainly takes time but is not that onerous and seems unlikely to unduly delay a beneficial change. The interests of all concerned, residents, nearby neighborhoods, potential occupants of new dwelling units, developers and the City benefit from maximally transparent, thoroughly vetted and thoughtful review.

IDO Section 7-1 and 7-1 [new]

Definitions, Transit Definitions Peak Service Frequency

Revise as follows:

"The transit route frequency during peak periods (7:00 A.M. to 9:00 A.M. and 3:00 P.M. to 6:00 P.M.), as calculated by the City Transit Department using published transit schedules and mapped by AGIS. This frequency is generally calculated for the most frequent route, or combination of paired routes that act as one route, that stops at the transit stop or station in question and is based on the average frequency of the route."

Definitions, Transit Definitions Transit Route Frequency

Add a new term with definition as follows:

"The average amount of time between buses arriving at transit stops or stations calculated by the City Transit Department using published transit schedules. This frequency is generally calculated for the most frequent route, or combination of paired routes that act as one route. For routes with segments that have frequencies with substantially different levels of service, different transit route frequencies may be designated by segment of the route. See Peak Service Frequency ."

SFVNA Position

Opposed

While this is intended as a clearer definition of a current IDO provision, the definition is still inadequate to capture the effect of available public transportation on new development. The likelihood that individuals will use public transit rather than a personal vehicle depends on multiple factors, not just the frequency of service on a given bus route or combination of paired routes. A definition of transit frequency which justifies allotting less area on site to parking and

more to development that increases use (and profit), should also consider transit availability outside of peak periods, the extent to which the designated routes serve all relevant areas of the city for the users of the development and actual ridership. These considerations are clearly not met by public transit options along Coors Boulevard or other areas on the westside of Albuquerque.

On behalf of the Santa Fe Village Neighborhood Association, thank you for your time and consideration.



December 6, 2021

Re: Proposed 2021 IDO Amendments:

To: EPC Chair Timothy MacEachen,

The Westside Coalition supports the comments submitted to the EPC on November 28th, 2021 by the Inter-Coalition Council Committee formed to review the proposed changes in the 2021 IDO update. The Westside Coalition met on December 1st, and reviewed the proposed 2021 IDO amendments, and voted unanimously to support the Inter-coalition comments and concerns raised.

We agree that many of the amendments are more substantive, not minor technical edits and need to be addressed at a community level before being submitted. We support a process where staff is knowledgeable enough to answer all questions of each amendment, providing the pros and cons of the more substantial amendments and address the more significant issues at a community level.

The four items listed at the end of the Inter-Coalition letter such as: manufactured homes, overnight shelters/campgrounds, off street parking reductions, walls & fences, have been problematic for the Westside and other communities within the City. We feel these items should have been well vetted before going thru an review process for approval.

Please note the letter from the Santa Fe Village Neighborhood Association on November 26, 2021 does a good job reflecting Community concerns in more detail, on seven of the proposed IDO amendments.

Respectfully on behalf of the Westside Coalition,

Kathy Adams President of WSCONA

Elizabeth Kay Haley Vice President of WSCONA

Rene' Horvath Land Use Director of WSCONA

Please see 4 attachments, some already submitted for EPC/IDO Hearing for December 16, 2021 :

- 1) WSCONA letter dated Dec. 6, 2021
- 2) Santa Fe Village Letter already submitted Nov. 26, 2021
- 3) Inter-Coalition letter already submitted Nov. 28
- 4) Inter- Coalition spreadsheet already submitted Nov. 28

Renz-Whitmore, Mikaela J.

From: Rene' Horvath <aboard111@gmail.com>
Sent: Sunday, December 5, 2021 9:57 PM
To: City of Albuquerque Planning Department; Renz-Whitmore, Mikaela J.; Wolfley, Jolene; Aranda, James M.
Subject: Proposed 2021 IDO Amendments:
Attachments: WSCONA letter for 2021 IDO amendments.pdf; SFVNA Comments on IDO 2021.pdf; ICC IDO Update EPC letter.pdf; IDO_Update_SummaryFinal spread sheet (2).pdf

External

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From: [Jaime Jaramillo](#)
To: [City of Albuquerque Planning Department](#)
Cc: [Morris, Petra](#); [Schultz, Shanna M.](#); [Elena Gonzales](#); [Daniel Slavin](#); [Johanna Gilligan](#)
Subject: IDO Annual Update 2021 - Homewise Feedback
Date: Tuesday, November 30, 2021 10:42:42 AM
Attachments: [image001.png](#)
[IDO Update Homewise Letter 2021-Signed.pdf](#)

Good morning ABC to Z team and Council Planning staff,

Per your request, the Homewise letter requesting IDO changes is updated and addressed to the EPC. Please find it attached for inclusion in the EPC comments regarding the 2021 IDO Update.

I am available for any further questions or discussion regarding our comments.

Warm regards,



www.homewise.org

Jaime Jaramillo

Real Estate Development Planning Manager

NMREL# 53836

phone: 505-795-7592

Email: jjaramillo@homewise.org

1301 Siler Road Building D

Santa Fe, NM, 87507





November 23, 2021

Tim MacEachen, Chairman
Environmental Planning Commission
City of Albuquerque
600 2nd Street NW, Albuquerque, NM 87102
Albuquerque, NM 87102

Dear Mr. Chairman,

Homewise is a New Mexico nonprofit organization specializing in residential lending, homeownership education, community development, and residential home development and sales. The Homewise mission is to help create successful homeowners and strengthen neighborhoods so that individuals and families can improve their long-term financial wellbeing and quality of life.

Homewise knows a home is more than the wood, tile and stucco that go into building it. A home is a place to raise a family, be a part of a community, and build wealth through home equity. By providing opportunities for successful homeownership through home purchase, home repair and education, Homewise helps New Mexican families realize their dreams of owning a home.

Homewise was founded thirty-five years ago as Neighborhood Housing Services of Santa Fe in 1986. Since its founding, Homewise has

- created over 5,600 homebuyers;
- helped over 2,320 people keep their homes by providing financial and technical assistance for home repair;
- trained and counseled more than 23,000 people toward successful homeownership; and
- built over 800 affordable, energy-efficient homes.

Homewise's focus areas in Albuquerque include the Baretas, Downtown, South Broadway, and the International District neighborhoods. Our concentration in these neighborhoods has been through our residential home acquisition and rehabilitation program and through infill redevelopment. Our work in infill commercial redevelopment in Baretas includes:

- improvements to and programming for the Ruppe building;
- design and entitlements on 807 4th Street SW and 1407 4th Street SW; and
- improvements and activation of the historic Orpheum building at 2nd and Coal to include a mix of studio spaces, affordable apartments, community theater space, and our Albuquerque Homeownership Center as a vibrant community hub.

Additionally, in 2020, with assistance from the City of Albuquerque's Metropolitan Redevelopment Agency, Homewise purchased and gained entitlements for 16 for-sale townhomes for the two vacant parcels on Silver

Santa Fe Homeownership Center: 1301 Siler Road, Building D, Santa Fe, NM 87507 505.983.WISE (9473) fax: 505.983.4655
Albuquerque Homeownership Center: 500 2nd Street SW, Albuquerque, NM 87102 505.243.6566 fax: 505.545.6804

www.homewise.org





Avenue between 2nd and 3rd Streets. Homewise development of these 16 for-sale homes will begin in 2021 with assistance from the Housing Partnership Network through the New Market Tax Credit program. Considering the wide range of services that we offer, the work that we do in redevelopment throughout the city, and our mission focus on strengthening existing neighborhoods, Homewise has an interest in the 2020 update to the Integrated Development Ordinance. Specifically, we would like to highlight the importance of

- a. a mix of housing types and densities;
- b. improving infill development/redevelopment flexibility;
- c. access to public transportation;
- d. flexibility in parking restrictions; and
- e. affordable housing.

Specifically, we would like to emphasize the importance of these topic areas as they relate to, and are implemented by, standards and regulations in the IDO.

Homewise has identified the following list of improvements to the IDO in order to continue to offer strong infill commercial, residential, and mixed-use projects in Albuquerque.

Barelas CPO

- In areas not zoned residential, allow the building height increase associated with the Centers or Corridors designation.
- Parking requirements are discussed in the next section, but should be addressed in Barelas just as they should be addressed citywide, especially as it relates to flexibility to support infill development.

Parking Standards

The amount of parking required is too high in most categories. Advocating for the use of public transportation, as the City is, means decreasing parking requirements.

- Alleys should be accessible for parking in Barelas.
- Live-work currently requires 2 spaces per dwelling unit (DU) as compared to residential which is determined by the number of bedrooms. This is confusing. Live-work should have the same requirement per DU in residential.
- Multifamily requires currently 1.5 spaces per DU and UC-MS-PT requires 1 space per DU. Multifamily should only require 1 space per DU and .5 spaces per DU in UC-MS-PT areas including Barelas.
- Include all of the Barelas CPO area in the parking reduction area allowed pursuant to IDO section 5-5(B)(2)(c).
- With the addition of an ADU on a property, remove the requirement for additional parking. This adds barriers to infill development, affordable housing, and intergenerational/mixed-income living.
- Related to commercial parking:
 - Extend UC-MS-PT reductions across all categories in Food and Beverage including Outdoor dining area
 - Artisan Manufacturing requires 3 spaces/1,000 SF. This is too much. This category should match the other manufacturing categories, which is 1 space/1,000 SF.
 - Remove additional parking requirement for “seasonal outdoor sales”

Residential Standards and Allowances

- All residential zones and mixed use residential should allow a 5-foot setback from an alley.
- Duplexes should be allowed in all R-1 zones. This is extremely important for affordable housing and intergenerational/mixed-income living.



- Allow live-work in all residential zones permissively. This is relevant now more than ever considering so many employees are working from home due to COVID 19 and may continue to work from home in the future. In order to protect residential neighborhoods from harmful businesses, use the use specific standards to include restrictions for those prohibited uses.
- We recommend reviewing the energy code as it relates to the IDO. Better define multifamily and bring it in line with the energy code. This has been a problem in the past related to inspections.
- The ADU language in the use specific standards section is confusing. Please revise and make more clear.
- The duplex use is currently restricted to two lots. This is not always feasible. Duplexes should be allowed on one lot.

Form Based Code Regulations


We would like to acknowledge and thank planning staff for including changes to MX-FB setbacks to bring this zone into alignment with the setbacks in other mixed-use zones. Related to the Form Based regulations, we understand that these standards are strict in order to create an aesthetically pleasing built environment. It has proven difficult to use these standards because they are so strict. For example, an upcoming Homewise project called Palladium Townhomes on Silver Street between 2nd and 3rd Streets required 18 variance requests and will still be an attractive project. Allowing for relaxed form based code standards and some built in flexibility will still result in an aesthetically pleasing built environment without the need for an extensive variance process.

Inclusionary Zoning

Homewise has over 35 years of experience working in Santa Fe. Our leadership has made strides for the City of Santa Fe in affordable housing including helping to draft the “inclusionary zoning” ordinance, which requires that 20 percent of the homes are affordable for 10 or more new homes built in all residential development projects. We recommend including a similar requirement in the IDO. Albuquerque has historically been an affordable community, but with recent interest in the city related to new film, manufacturing, and distribution, it may not always be.

In conclusion, Homewise would like to become a partner in the City of Albuquerque’s quest to prioritize infill development, intergenerational and mixed income neighborhoods, quality mixed-use in strategic locations, and affordable housing throughout the City. We thank the City’s Planning Department, the City Council and the Council planners for all the hard work that has helped to streamline the development process for the City.

Sincerely,

DocuSigned by:

2B953A3608E04CA...

Elena Gonzales
Senior Director, Policy & Community Engagement
Homewise, Inc.

Renz-Whitmore, Mikaela J.

From: peter kalitsis <peterkalitsis@gmail.com>
Sent: Sunday, December 5, 2021 9:02 PM
To: City of Albuquerque Planning Department; Morris, Petra; Schultz, Shanna M.
Cc: Kathy Pierson; Leslie Padilla; Mario Cruz; Melinda Frame; Rachel Baca; Raven Del Rio; regina Mead; Robert L Pierson or Monica L Salas-Pierson; sp-wonderwoman Sandra Perea; Tamaya Toulouse; Vera Watson; Janet Simon; Mary Darling; Rob Leming
Subject: Comments of IDO changes for inclusion in staff report
Attachments: KALITSIS IDO OVERNIGHT SHELTER COMMENTS.docx; KALITSIS IDO OVERNIGHT SHELTER COMMENTS.pdf

EPC Chair Timothy MacEachen

I have attached my comments. All of these comments apply to all 3 proposed IDO changes.

I have attached a pdf and a word version for your convenience.

These comments apply to all three amendments.

- 1. Page 2 of 18, Page referenced 145, Table 4-2-1- Overnight Shelter,** Add a (P) to make this use permissive in MX-M and change from conditional (C) to permissive (P) in MX-H.
- 2. Page 3 of 18, Page referenced 158, Section 4-3(C)(6) - Overnight Shelter Use-Specific Standards,** Make existing text a subsection and add new subsection with text as follows:
"In the MX-M zone district, this use shall not exceed 25,000 square feet. Over that size, a Conditional Use Approval shall be required pursuant to Subsection 14-16-6-6(A)."
- 3. Page 3 of 18, Page referenced 145, Table 4-2-1- Religious Institution Use-Specific Standards,** Revise as follows:
"Incidental activities, including but not limited to recreational, educational, overnight shelters, and campgrounds, are allowed, provided that the following conditions are met:
 1. All incidental facilities must be operated by the religious institution.
 2. Overnight shelters must comply with all applicable State and local regulations for overnight shelters. For the purposes of this IDO, a conditional use approval is not required, but the use-specific standard for overnight shelters pursuant to IDO Subsection 14-16-4-3(C)(6) does apply."

Thank you and please do not hesitate to contact me if you have any questions.

Sincerely,

Peter S. Kalitsis,

921 Pampas Dr SE, Albuquerque, NM 87108

Cell - 505-463-4356

From: Peter S. Kalitsis Submitted prior to 9 a.m., Monday, December 6, 2021.

Comments on IDO proposed changes are related to the following sections in the 18 page proposed document as follows:

- 1. Page 2 of 18, Page referenced 145, Table 4-2-1- Overnight Shelter,** Add a (P) to make this use permissive in MX-M and change from conditional (C) to permissive (P) in MX-H.
- 2. Page 3 of 18, Page referenced 158, Section 4-3(C)(6) - Overnight Shelter Use-Specific Standards,** Make existing text a subsection and add new subsection with text as follows: "In the MX-M zone district, this use shall not exceed 25,000 square feet. Over that size, a Conditional Use Approval shall be required pursuant to Subsection 14-16-6-6(A)."
- 3. Page 3 of 18, Page referenced 145, Table 4-2-1- Religious Institution Use-Specific Standards,** Revise as follows:
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 1. All incidental facilities must be operated by the religious institution.
 2. Overnight shelters must comply with all applicable State and local regulations for overnight shelters. For the purposes of this IDO, a conditional use approval is not required, but the use-specific standard for overnight shelters pursuant to IDO Subsection 14-16-4-3(C)(6) does apply."

I begin by identifying the purposes of the IDO as stated on page 1 of the IDO which is to:

- 1-3(A)** Implement the adopted Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended [see B to the citing of some of these requirements].
- 1-3(B)** Ensure that all development in the City is consistent with the spirit and intent of any other plans and policies adopted by City Council.
- 1-3(D)** Protect all communities, especially those that have been historically underserved.
- 1-3(E)** Protect the quality and character of residential neighborhoods.
- 1-3(F)** Promote the economic development and fiscal sustainability of the City.
- 1-3(G)** Promote small-scale, neighborhood-serving economic development opportunities.
- 1-3(I)** Protect the health, safety, and general welfare of the public.
- 1-3(M)** Provide reasonable protection from possible nuisances and hazards and to otherwise protect and improve public health.

MY COMMENTS BEGIN AS FOLLOWS:

A. IDO CHANGES PROPOSED ARE INCONSISTENT WITH INTENT OF IDO - The IDO proposed change is to change overnight shelter zoning designation for overnight shelters;

- i. From conditional use in MX-H to permissive and
- ii. From not allowed in MX-M to permissive if less than 25,000 s.f., and to Conditional when over 25,000 s.f.

1. The locations of MX-M and MX-H need to be clearly identified on a map with their proximity to existing residential zones to be able to determine possible impacts.
 - a. From what I observe, MX-M are often adjacent to residential zones, particularly R-1 Zones and at many major intersections throughout the city and appears to be on most of Central Avenue. Without this information, obtaining an accurate understanding to determine the levels of potential adverse impacts on surrounding Residential Areas is not reasonably feasible.

As the IDO amendment is proposed, it would allow unlimited capacity of overnight shelters which would place an extensive burden upon those neighbors, creating significant adverse impact. This would be contrary to the Comprehensive Plan as stated in **B.1. and B.2. and IDO purposes 1-3(A), 1-3(B), 1-3(D), 1-3(E), 1-3(F), 1-3(G), 1-3(I), 1-3(M)**

2. Adding MX-M, which currently does not allow overnight shelters, there does not seem to be an apparent reason to include this lower density mixed use, even as a conditional due to the potential significant adverse impact that could be eliminated by providing this opportunity in NR Zones instead.
3. By changing to permissive use of overnight shelters, it could be seen as providing for providing an importantly needed occupancy in the city, but
 - a. Without a small capacity limit AT LOCATIONS OF Permissive use, such as 25- to 30 people, overwhelming a neighborhood with this high need usage can create significant adverse impact to surrounding neighborhoods.
 - b. Without limiting location separations to a much more significant distance such as 1 ½ miles, rather than the current 1500 feet, the overburden that occurs in District 2, especially the downtown and District 6, especially the international district, which combined, have 66 percent of providers of services to the homeless residents.
 - c. Without limiting the number of overnight shelters in a district so that it contains no more than 2 overnight shelters unless all other city council districts have at least 30 percent of any number greater proposed, the overburden of districts such as Downtown District 2 and District 6 would continue and be extreme and is *not equitable*.

An example is if a proposal for more than 2 shelters are to be permitted in one City Council District, this could not occur until at least one overnight shelter is located in all City Council Districts.

4. Therefore,
 - a. If these uses become permissive in and MX-H, there should be a cap of 25 residents and they should not be located less than 2 miles apart, unless all city council districts have 1/3 the maximum being allowed in any one district.
 - b. For overnight shelters greater than 25 or 30 resident capacities, the MX-H should remain a conditional use.

Without this requirement, Comprehensive Plan requirements as cited in B.1. and B.2. would be violated in addition to **IDO purposes 1-3(A), 1-3(B), 1-3(D), 1-3(E), 1-3(F), 1-3(G), 1-3(I), 1-3(M)**

5. If incorporated, a limit of 25-30 residents and separation of shelters, being stated in the IDO, would allow churches to provide overnight shelter without overburdening neighborhoods while providing much needed resources.

This needs to be clearly researched to comply with Federal court rulings and Federal law, for which the necessary research should have been completed in order to be able to legally incorporate these changes into the IDO without creating undue burden on both neighborhoods or churches.

6. The proposed Zoning changes allow for the current IDO Zones, NR-BP, NR-LM, and NR-GM, which provide for buffering or separation from residential zones and are not permitted to have residential development, to remain with overnight shelters as a conditional use.

This Permissive use would occur while zones containing, or are frequently next to residences, without separation are deemed a permissive use.

This is clearly not in the interest of the community, as stated in the intentions of the comprehensive Plan as stated in B.1. and B.2. in addition to many of the purposes of the IDO identified at the beginning of this document.

7. Currently overnight shelters are only a conditional use in MX-H, NR-C, NR-BP, NR-LM, NR-GM.

As this proposal is not including any changes to these conditional use designations for overnight shelter in the NR, Non Residential Zones, nor does it add NR-SU, this does not appear to be a well thought out IDO change and appears to be proposed for the sole purpose to allow the Gateway overnight shelter to have unlimited capacity in the future, if the city does not prevail in the appeal to the Conditional use permit granted by the zoning hearing examiner for unlimited capacity at that facility.

8. Therefore, more study appears to be needed, and if their locations that would possibly allow Overnight Shelters as a Permissive use, though with some capacity caps, they should be in the NR-BP, NR-LM, and NR-GM Zones, which is considerably less likely to create significant adverse on surrounding residential occupancies, satisfy IDO purpose **1-3(E)** Protect the quality and character of residential neighborhoods, and promote the Comprehensive Plan as stated in **B.1. and B.2..**

B. COMPREHENSIVE PLAN CITED - By changing from a conditional use to a permissive use, policies of the City's comprehensive plan will be violated.

1. Under Comprehensive Plan POLICY 5.3.7 *“Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.”* (a) Minimize the impacts of locally unwanted land uses on surrounding areas through policies, regulations, and enforcement. (b) Ensure appropriate setbacks, buffers, and/or design standards to minimize offsite impacts.”

An example of this change from Conditional Use to Permissive use and how it would increase the violation of this policy is that in City Council District 6, 51% of providers of services to homeless residents are in District 6 (11% of all district). This is clearly not equitable and clearly does not “ensure that social assets are distributed evenly and social responsibilities borne fairly across the Albuquerque area.”

By changing to a permissive use, these services can have even greater concentration without any available oversight. Another concern is that many homeless shelters are run by religious organizations and this would allow them to legally place them in an area convenient for them and not preventing significant adverse impact for the neighborhood and community.

2. The Comprehensive Plan “uses the term ‘equity’ to describe ensuring that different people or places have the opportunities, access, and services they most need.

Equity is not the same thing as equality. Equity means ensuring that neighborhoods that are *already at a disadvantage* have a greater opportunity than more privileged neighborhoods to overcome their disadvantage. Allowing the potential Placing the large burden of an overnight shelter on neighborhoods that is already shouldering much of the burden of accommodating the needs of people experiencing homelessness in Albuquerque is *not equitable*. District 2 and District 6 have a significantly greater number of providers of services to the homeless residents in Albuquerque than other Districts with 66% of providers of services to the homeless residents being located in these 2 districts combined which are 22% of City Council Districts.

When there are nine City Council districts, the fact that a 2 City Council Districts (2 and 6) already accommodates 66 percent of providers of services to the homeless residents and the potential attendant adverse impacts, the result is clearly not equitable.

There is no possible way to examine these facts and conclude, that these changes from conditional to permissive use of overnight shelters is consistent with the comprehensive plan as required by the IDO, and that “social responsibilities” are “borne fairly across the Albuquerque area.”

C. CONCLUSION:

1. Based upon the above reasons, I would recommend that the current Zoning locations allowing Conditional Use for Overnight Shelters in the following zones of MX-H, NR-C, NR-BP, NR-LM, NR-GM. not be added to,
2. If an area to allow permissive use is to be established, it should occur in areas that are buffered from Residential areas possibly including the following Zones: the NR-BP, NR-LM, NR-GM and NR-SU Zones.
 - a. If these area allow Overnight Shelters as a Permissive Use, there should be a capacity cap of 25 to 30 residents. Above that number, it should remain a Conditional Use. This could be changed if there was a greater distance from Zones that include Residential uses.

Thank you for your Consideration.

Peter S. Kalitsis
505-463-4356

IDO RESOURCES CITED IDENTIFYING THE VARIOUS ZONES DISCUSSED IN THIS DOCUMENT

2-4(C) MIXED-USE – MEDIUM INTENSITY ZONE DISTRICT (MX-M)

2-4(C)(1) Purpose

The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in Table 4-2-1.

2-4(D) MIXED-USE – HIGH INTENSITY ZONE DISTRICT (MX-H)

2-4(D)(1) Purpose

The purpose of the MX-H zone district is to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations. Allowable uses are shown in Table 4-2-1.

2-5(A) NON-RESIDENTIAL – COMMERCIAL ZONE DISTRICT (NR-C)

2-5(A)(1) Purpose

The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses. Allowable uses are shown in Table 4-2-1.

2-5(A)(2) Use and Development Standards

2-5(B) NON-RESIDENTIAL – BUSINESS PARK ZONE DISTRICT (NR-BP)

2-5(B)(1) Purpose

The purpose of the NR-BP zone district is to accommodate a wide range of nonresidential uses in campus-like settings to buffer potential impacts on surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, light industrial, distribution, showroom, processing, and institutional uses. Allowable uses are shown in Table 4-2-1.

2-5(C) NON-RESIDENTIAL – LIGHT MANUFACTURING ZONE DISTRICT (NR-LM)

2-5(C)(1) Purpose

The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and light manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses. Allowable uses are shown in Table 4-2-1.

2-5(D) NON-RESIDENTIAL – GENERAL MANUFACTURING ZONE DISTRICT (NR-GM)

2-5(D)(1) Purpose

The purpose of the NR-GM zone district is to accommodate a wide variety of industrial, manufacturing, and heavy commercial uses, particularly those with noise, glare, or heavy traffic impacts, in areas separated from Residential and Mixed-use areas and less intense, lighter impact businesses. Allowable uses are shown in Table 4-2-1.

Renz-Whitmore, Mikaela J.

From: Peggy Neff <peggyd333@yahoo.com>
Sent: Sunday, December 5, 2021 7:24 PM
To: City of Albuquerque Planning Department
Cc: Michael Brasher
Subject: Public Comment: IDO Amendments - General Summary PNeff

TO: EPC Chair Timothy MacEachen
FROM: Peggy Neff, Summit Park NA Member
DATE: 12/5/21

Dear Commissioner MacEachen,

For the past several years you have seen comments from me regarding the IDO and its amendments and its amendment process. This year I've joined several other community members of the Inter Coalition Panel to help in the annual IDO amendment review and make summary recommendations. I am concerned that these recommendations do not go far enough. So, I am asking you to host a special EPC study session to address the IDO Amendment process itself. Specifically, I am hoping that the EPC under your guidance can adopt a set of metrics that will change the process.

As I understand it, the IDO was established and appears to stand as a mixture of both substantive and procedural law. The amendment process is another matter and needs to be addressed by the EPC. It should be considered procedural law but it is unclear, confuses agendas, expands the Planning Department's authorities and limits public notice and discourse. The current IDO amendment process that the Planning Department uses, where both technical and substantive amendments are proposed in the same cycle with the same oversight, does not meet the rights of the community to be informed and involved in the common law of zoning ordinances. A quick look at New Mexico Code 2018 Chapter 3 Article 21 (see excerpt below) discusses notices regarding changes in zoning. While technical changes do not merit this degree of public notice/involvement, certainly issues that impact citywide changes of zoning expectations deserve a better plan of action.

One note made in this section of the NM Code states "Since zoning ordinances are in derogation of the common law, they are to be **strictly construed**." The current annual IDO amendment process cannot be considered strictly construed by any means. The community continues to have multiple questions regarding origins and rationale for many of the proposed amendments; there are no unique identifiers being used to capture each amendment and this causes confusion; public comment is not managed to respect integration of concerns; the amendments are all over the board and zoning is supposed to provide predictability; it is impossible to communicate with those who are not fully in the loop regarding the proposed changes, terribly truncating public comment and setting things up for the further erosion of public trust; basic stakeholders have not been involved in the crafting of multiple amendments i.e. the NM Manufactured Housing Association in regard to the definitions of Manufactured Housing; the administration's agendas are forwarded without oversight (putting undue burden on the EPC); examples are not provided; even short summaries of expected impact of the

changes are not available i.e. see remarks in ICP spreadsheet. The concerns go on and are overwhelming.

Many of the proposed IDO updates are significant changes to zoning law. We need a better way to communicate and discuss these with Albuquerque residents. The ICP has suggested two metrics that were used to determine if a proposed update is technical or substantive. If the EPC could adopt a method like this it would provide a clear step to improving the process and at the same time help the EPC to determine if the requirement of adequate notice has been met. Something like these metrics, a) does the amendment change the relationship between the city and the public and b) are three or more amendments for one section or subject, could be used. If used the Planning Department would then need to address this as they go forward and the distinctions would serve to underscore the need for better communications and improved data for the community to understand and support proposed changes.

In addition to the two metrics that were noted in the ICP letter, we tried to understand what the community goals were in regard to each amendment. This is part of the EPC's role so I am encouraged to ask you to host a special meeting to build these metrics in order to apply them to these 2021 updates/amendments. I trust your team can put forward comprehensive metrics to evaluate each amendment with this focus, it would set a strong precedent and provide motivations for improving our community planning. Is our community goal really to build at any cost? You all are the guardians of our community goals - please consider that most of the community has expectations regarding zoning. To continue to affect significant changes at this rate with this process, without community oversight is not justifiable.

Furthermore I fully object to the updates/amendments where the IDO defers to the DPM for context and definitions. The IDO needs to inform the DPM, not the other way. This must not be allowed.

One additional concern of mine is in regard to the response that we received from the Planning Department as an explanation for several updates, "We are undergoing a staffing problem". We cannot allow changes to our zoning code because of staffing issues!

So, again, to summarize, I am asking you to please host a special meeting to create working metrics to evaluate whether or not the IDO Annual Citywide Updates/Amendments are technical (which work under the current process) or substantive (which require a different approach). In the least, please ask the Planning Department to provide in writing, the source, agencies and organizations that contributed to the change, examples of the change, data that supports the change and responses to our questions. Some questions include: What are the guidelines for overnight shelters?, How many folks will be affected by the changes to the definitions of manufactured homes?, Why remove conditional requirements and change the predictability of a parking lot?, Why not phase the reduction of parking?, Why reduce parking when public transport services are not sufficient, nor is parking for this sufficient?, Will wall height increases increase risk for bicyclers and children?, Why not use lumens?, What is driving the expedience in the changes of the Administrative Decisions etc etc. Please see our concerns as noted in the ICP spreadsheet. Why expand administrative approvals as we know that this reduces oversight? And, again we did not hear from the office of Equity and Inclusion, from the Public Safety Department, APD, APS, nor from ONC even.

Substantive updates/amendments need to go through better oversight and the Planning Department needs to provide source, examples and respond to all questions in writing before they go to EPC. Much more was done last year in the process where updates/amendments were explained to community members, pros and cons were summarized and even a poll of the attendees was taken. This was a great step forward. Now we have gone backward again. The EPC could require this and require that all or some percentage of recognized NA's participate. This may attend to the notice issue. If you don't do something like this, I fear that we continue to provide rational for law suits against the city.

Also, last year we were told by Planning Department staff that metrics for protecting the community were being drafted (this was a new purpose added through the amendment process last year). This year we are told that in fact this is not happening, that we need to trust the IDO to protect communities. This amendment process, the notification process and the appeal process need to be revised with this in mind. Our protections are not clearly in place. But, the EPC has the potential to right this disingenuous process. In addition, the provision of source and impact data and the responses to our questions has been done inconsistently throughout this process, metrics from the EPC could address this. Without clear understanding of the Planning Department's expectations regarding how many sites will be affected by this change, how many residents, how will this impact etc. etc. these updates/amendments the EPC might have to consider that these are hypothetical in nature.

Besides metrics and clear expectations, perhaps the EPC might take a additional very bold step - commit to building a sense of community by insisting that the Planning Department address substantive changes to the IDO only with community consent. Where the Planning Department and the community disagree, then a councilor would have to bring the amendment to the table. Don't let the Planning Department have more control over things than the community! Help the Planning Department to seek consent and buy in by insisting on it. Create a third category of updates/amendments: Technical, Substantial and Mandatory (where it is clear that the change does not have community support and is considered only because leadership finds it mandatory). These ideas are submitted with great hope that the EPC can lead a change for good in our community. I appreciate your considerations.

We cannot continue down this road of creating community confusion and opposition every year, it is building doubt in our city administration. Insist that the Planning Department use this process to build up, inform, incorporate feedback and strengthen networks of agencies and of neighborhoods and community not just pave roads or oversee concrete intersections. We are all in this together, we need to right this wrong. Here's putting hope in your hands.

Sincerely,

Peggy Neff

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Sandoval Cnty. Planning & Zoning Comm'n, 1994-NMCA-157, 119 N.M. 334, 890 P.2d 395, cert. denied, 119 N.M. 168, 889 P.2d 203 (1995); *Nesbit v. City of Albuquerque*, 1977-NMSC-107, 91 N.M. 455, 575 P.2d 1340.

Peggy Neff Other Path LLC 505-977-8903

Renz-Whitmore, Mikaela J.

From: Peggy Neff <peggyd333@yahoo.com>
Sent: Monday, December 6, 2021 1:40 PM
To: City of Albuquerque Planning Department
Subject: Fw: Public Comment: IDO Amendments - General Summary PNeff

TO: EPC Chair Timothy MacEachen

FROM: Peggy Neff, Summit Park NA Member

DATE: 12/5/21

Dear Commissioner MacEachen,

It has been brought to my attention that I used the previous name for the Inter Coalition Panel. The new name, under new by-laws that support not only dialog for those who are representatives for their neighborhood coalitions, but those of us who do not have representation in coalitions, is the Inter Coalition Committee. There were 7 of us who served to review the IDO Updates/Amendments. Everything I have noted in my letter has been discussed with them. We are very hopeful to see positive changes to the IDO Amendment process this year. You have our support.

Kind regards,

Peggy Neff

Peggy Neff Other Path LLC 505-977-8903

----- Forwarded Message -----

From: City of Albuquerque Planning Department <abcto@cabq.gov>
To: Peggy Neff <peggyd333@yahoo.com>; City of Albuquerque Planning Department <abcto@cabq.gov>
Cc: Michael Brasher <eastgatewaycoalition@gmail.com>
Sent: Monday, December 6, 2021, 12:00:24 PM MST
Subject: RE: Public Comment: IDO Amendments - General Summary PNeff

Thank you!

Your comments will be forwarded to the Environmental Planning Commission for consideration. Please note that the date of the hearing has been moved back one week, to December 16 at 9:00am.

Thank you,



LONG RANGE PLANNING TEAM

o 505.924.3860

e abcto@cabq.gov

cabq.gov/planning

From: Peggy Neff <peggyd333@yahoo.com>
Sent: Sunday, December 5, 2021 7:24 PM
To: City of Albuquerque Planning Department <abcto@cabq.gov>
Cc: Michael Brasher <eastgatewaycoalition@gmail.com>
Subject: Public Comment: IDO Amendments - General Summary PNeff

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Peggy Neff Other Path LLC 505-977-8903

From: John Pate <JPate@molzencorbin.com>
Sent: Monday, November 29, 2021 9:15 AM
To: City of Albuquerque Planning Department
Subject: Statement of Position to EPC, Page 310, Table 5-7-1 Walls and Fences,

**Statement of Position to EPC, Page 310, Table 5-7-1 Walls and Fences,
Maximum Height, Southeast Heights Neighborhood Association**

Dear Commissioners,

The Board of the Southeast Heights Neighborhood Association implores you not to allow modification of the **IDO, Page 310, Table 5-7-1 Walls and Fences, Maximum Height.**

Our neighborhood association has deep-seated feelings against walls and opaque fencing in the front yard setbacks of the neighborhood. We took the issue to the entire neighborhood association in October of 2006 for a vote on such walls and the neighbors were unanimous and clear in their thoughts: In accordance with the original zoning ordinance and the subsequent IDO, we strongly oppose construction of any wall greater than three feet in height where prohibited by the existing code.

Clyde Tingley signed Albuquerque's first zoning code in 1953 limiting permissive walls in front yards to 3 ft. in height. This architectural and social feature has remained through zoning updates of 1965, 1973, 1991, and the 2017 IDO. The IDO had enormous public input, rounds of review, and no one ever suggested it would be a good idea to make permissive walls in front yards any higher. Although our neighborhood is historic and was originally platted with broad avenues, orientation of residences to the street, and clear sight lines to and from the properties, there are practical, crime-deterrent, self-surveillance reasons for not building visual barriers between the house and the street. It's a public safety issue:

- One element of good neighborhoods is defensibility. Self-surveillance creates safer neighborhoods. Neighborhoods with private active living spaces with a view of the street activity require less martial resources and promote legal activities on the streets. The tall walls facing the street prohibit self-surveillance and put the legal activities behind walls and leaving the streets unwatched and consequently less safe spaces.
- In the same vein tall walls create a complete visual barrier conducive to burglaries and other undesirable activities while one's neighbors would be unable to see or respond appropriately.

Numerous central Albuquerque neighborhoods were platted and developed before and during the era when Clyde Tingley signed Albuquerque's first zoning code in 1953. Walls in front yards of residential neighborhoods had been built by custom to 3 ft. height for decades. That first zoning code recognized this, limiting permissive walls in front yards to 3 ft. height. This architectural and social feature endured through zoning updates of 1965, 1973, 1991, and the 2017 IDO. This development feature of older neighborhoods has endured and is one element of good design that has shaped these neighborhoods. Modification will irrevocably change the character of our older neighborhoods.

This is not just the Southeast Heights of which I speak: This element is evident in most central neighborhoods including:

- Downtown Neighborhoods,
- Huning Highlands,
- Albuquerque Country Club,
- Las Lomas,
- Nob Hill,
- College Heights,
- Silver Hills,
- Old Town,

With all of the current challenges we have with residential crime, this seemingly minor modification to the IDO could exacerbate already stressed residential safety.

Please consider this notice from the Southeast Heights Neighborhood Association our fervent opposition to modifications to the IDO that would modify wall height limits within the property setbacks and turn our streets into unmonitored urban canyons. Please just say no.

For the Southeast Heights Neighborhood Association
John Quinn Pate, President



MOLZENCORBIN

John Quinn Pate RA, RLA Vice President Architecture

505 242 5700 Tel
505 235 4193 Cell
505 242 0673 Fax
2701 Miles Road SE
Albuquerque, NM 87106

MolzenCorbin.com

Renz-Whitmore, Mikaela J.

From: sp-wonderwoman <sp-wonderwoman@comcast.net>
Sent: Monday, December 6, 2021 9:06 AM
To: City of Albuquerque Planning Department; Morris, Petra; Schultz, Shanna M.
Subject: FW: Comments of IDO changes for inclusion in staff report
Attachments: KALITSIS IDO OVERNIGHT SHELTER COMMENTS.docx; KALITSIS IDO OVERNIGHT SHELTER COMMENTS.pdf

Hello, as part of the listed group below, I would concur with the information submitted by Peter Kalitsis. Thank You.

Sandra Perea, President
Elder Homestead NA
505-228-0918
800 California Street SE

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: peter kalitsis <peterkalitsis@gmail.com>
Date: 12/5/21 21:02 (GMT-07:00)
To: Planning Department <abctoz@cabq.gov>, pmorris@cabq.gov, smschultz@cabq.gov
Cc: Kathy Pierson <kp-shna@centurylink.net>, Leslie Padilla <lesliempadilla@gmail.com>, Mario Cruz <MaCruz@salud.unm.edu>, Melinda Frame <phna.homelessness.solutions@gmail.com>, Rachel Baca <rachelbacabiz@gmail.com>, Raven Del Rio <missraven_1950@msn.com>, regina Mead <mynmbrother@yahoo.com>, Robert L Pierson or Monica L Salas-Pierson <rpierson@iglide.net>, sp-wonderwoman Sandra Perea <sp-wonderwoman@comcast.net>, Tamaya Toulouse <Tltoulouse@gmail.com>, Vera Watson <vera.e.watson@gmail.com>, Janet Simon <PHNAcommunications@gmail.com>, Mary Darling <mldarling56@yahoo.com>, Rob Leming <phnapresident@gmail.com>
Subject: Comments of IDO changes for inclusion in staff report

EPC Chair Timothy MacEachen

I have attached my comments. All of these comments apply to all 3 proposed IDO changes.

I have attached a pdf and a word version for your convenience.

These comments apply to all three amendments.

1. **Page 2 of 18, Page referenced 145, Table 4-2-1- Overnight Shelter**, Add a (P) to make this use permissive in MX-M and change from conditional (C) to permissive (P) in MX-H.
2. **Page 3 of 18, Page referenced 158, Section 4-3(C)(6) - Overnight Shelter Use-Specific Standards**, Make existing text a subsection and add new subsection with text as follows:
"In the MX-M zone district, this use shall not exceed 25,000 square feet. Over that size, a Conditional Use Approval shall be required pursuant to Subsection 14-16-6-6(A)."
3. **Page 3 of 18, Page referenced 145, Table 4-2-1- Religious Institution Use-Specific Standards**, Revise as follows:
"Incidental activities, including but not limited to recreational,

educational, overnight shelters, and campgrounds, are allowed, provided that the following conditions are met:

1. All incidental facilities must be operated by the religious institution.
2. Overnight shelters must comply with all applicable State and local regulations for overnight shelters. For the purposes of this IDO, a conditional use approval is not required, but the use-specific standard for overnight shelters pursuant to IDO Subsection 14-16-4-3(C)(6) does apply."

Thank you and please do not hesitate to contact me if you have any questions.

Sincerely,

Peter S. Kalitsis,

921 Pampas Dr SE, Albuquerque, NM 87108

Cell - 505-463-4356



LETTER OF AUTHORIZATION FOR DAN REGAN TO SPEAK FOR D4C ON DEVELOPMENT MATTERS

To whom it may concern,

At the District 4 Coalition meeting of April 18, 2018, with a well-established quorum, Dan Regan was moved, seconded and unanimously chosen to become the chair of the District 4 Coalition's Development Committee going forward.

Michael Pridham
President, District 4 Coalition

Renz-Whitmore, Mikaela J.

From: Dan Regan <dlreganabq@gmail.com>
Sent: Friday, December 3, 2021 1:42 PM
To: City of Albuquerque Planning Department
Cc: 'Mark Reynolds'; lxbaca@gmail.com; 'Jim Griffie'; 'Michael Brasher'; APS
Subject: Coalition/NA input for EPC's 2021 IDO Amendment process
Attachments: D4C-KHNA Input to EPC on IDO amends 12-3-21.pdf; D4C Z-D Auth.pdf

Importance: High

EPC Chair Tim MacEachen,

Please receive and share with all EPC members this email with attachments.

Please, also acknowledge receipt of this email and request.

Thank you for your help with this matter.

Dan Regan
District 4 Coalition, Zoning / Development Committee, Chair
Knapp Heights Neighborhood Association, President

EPC Chair Timothy MacEachen
Via email to: abcto@cabq.gov

December 3, 2021

Dear Chair MacEachen,

I ask that you share this letter with all members of the EPC at your earliest convenience.

I am Dan Regan, the Chair of the District 4 Coalition of Neighborhood Associations ("D4C") and authorized to speak for the D4C on Zoning matters (see accompanying PDF). Mark Reynolds, the President of the District 4 Coalition has reviewed and supports the content of this letter.

I am also the President of the Knapp Heights Neighborhood Association ("KHNA").

It is in the capacity of these two positions that I address my comments regarding the EPC's 2021 IDO Amendment process which will hold its first hearing on December 16, 2021.

I have remained apprised of the ICC's IDO Committee work and where possible have contribute my two cents. The D4C and KHNA fully support the work of the ICC IDO Committee and the conclusions reached in their letter and spreadsheets submitted to the EPC.

The point is made by the ICC IDO Committee that of the 66 proposed Amendments at least 25% to 50% are NOT Technical Edits but are instead substantive legal changes which impact the private property rights of taxpayers. To bundle these substantive change proposals with simple Technical Edits is neither helpful nor wise.

Two examples of this mumbo-jumbo mixture of minor alterations & substantive changes from the 18 pages of IDO Tech. Edits submitted by the Planning Department are (note – formatting didn't want to move over from the online document to this missive):

Page: 176 Section: 4-3(D)(35)

Change/Discussion: Cannabis Retail Add a new subsection with following text: "Cannabis products or cannabis paraphernalia shall not be displayed within 5 feet of a window or door."

Explanation: Recommended by Cannabis consultant as a best Practice

AT ISSUE: product placement vis a vis most appropriate distance from front door or window

Page: 145 Section: Table 4-2-1

Change/Discussion: Overnight Shelter Add a (P) to make this use permissive in MX-M and change from conditional (C) to permissive (P) in MX-H.

Explanation: Allows overnight shelters in zones where multi-family dwellings and social services are permissive. See related change for use-specific standard in Subsection 4-3(C)(6) for size limit in MX-M.

AT ISSUE: This change removes PUBLIC VOICE from any involvement in an action that could significantly & negatively impact an owner's property values.

How can these two both be considered "Technical Edits"? The PROCESS being used by the Planning Dept. is putting the property rights of Albuquerque's residential & commercial property owners at risk by removing their ability to participate in discussion of the impact of the change to their property.

I make **a formal request** that the EPC have the Planning Department explain (in an EPC open public meeting which is being recorded) their rationale for placing amendments that are truly "technical" in nature on the same "status" level as amendments that actually alter the private property rights of property owners.....and to do this in a manner and with a process that leaves 97.345% of those property owners totally in the dark about the changes being proposed &/or made to their property rights.

I suggest to the EPC that the "efficiency" of the "streamlining" of all zoning procedures under the present IDO has done serious damage to two things:

- it has put at risk and diminished the property values of many private property owners in this city; even causing a number of them to sell their homes and move out of state and
- it has broken whatever trust city residents previously had between the themselves and the Planning Dept. and City Council in the administering of the Comprehensive Plan via the implementation of the IDO.

I also suggest that it is about time – 4 years into use of a new controlling zoning document – for the Planning Dept. and all its recommending & decision making bodies to evaluate the good & the bad that has come about from the fact that the IDO implementation has, in many ways, not supported or attempted to fulfill the aspirational goals and statements of the Comprehensive Plan.

I am also aware that such an attempt would be relatively Un-American because we, as a nation, haven't been too willing to look at the Shadow side of all of our progress and economic focus in our whole history of existence. But I keep hoping & waiting.

Thanks for your consideration of all of the above.

Respectfully submitted,

Dan Regan
D4C, Zoning / Development Committee, Chair
KHNA, President
4109 Chama St. NE
Albuquerque, NM 87109

Renz-Whitmore, Mikaela J.

From: Tyler Richter <tyler.richter@gmail.com>
Sent: Monday, November 29, 2021 8:24 AM
To: City of Albuquerque Planning Department; Gibson, Diane G.; Stiles, Abigail M.; D Bushnell; cathy intemann
Cc: Michael Brasher; East Gateway - Julie Dreike; Jim Griffee; Dan Regan; info@willsonstudio.com
Subject: IDO Annual Update 2021- EPC Submittal

EPC Chair Timothy MacEachen,

I am emailing this morning to indicate the support that District 7 Coalition of NA's has for the Inter-Coalition Council IDO Committee's summary of findings for the proposed IDO changes. D7 supports their recommendation that the COA needs to slow this process down. The City must also do a better job of engagement and include more outreach of the citizens in the process.

Thank you for your time and consideration.

--

Tyler Richter
President - D7 Coalition of NA's

Renz-Whitmore, Mikaela J.

From: Beth Silbergleit <bsil@unm.edu>
Sent: Monday, November 29, 2021 8:52 AM
To: City of Albuquerque Planning Department
Subject: IDO updates

Good Morning...

I am bewildered and dismayed about the proposed change to permissible wall height in front yards. It has been set at 3 feet since the 1950s and remained at 3 feet ever since.

What is accomplished by raising it to 4 feet? Destruction of existing streetscape; diminished neighborhood safety by limiting eyes on the street; and a gradual transition to a city and neighborhoods that will be defined by walled in front yards.

I think this is a bad idea and hope you will reconsider.

Renz-Whitmore, Mikaela J.

From: Dennis P Trujillo <dptrujillo@gmail.com>
Sent: Monday, November 29, 2021 10:13 AM
To: City of Albuquerque Planning Department
Subject: Proposed change to permissible wall height in front yards

Dear EPC Staff,

I am writing to you as a concerned citizen and over 20 year resident of Nob Hill. I retired as a historian for the state of New Mexico, so am also concerned about our historical and cultural environment.

Historically, Clyde Tingley signed Albuquerque's first zoning code in 1953, limiting permissive walls in front yards to 3 ft. in height. This architectural and social feature has remained in place in zoning updates of 1965, 1973, 1991, and the 2017 IDO.

The IDO has received an enormous amount of public input, rounds of public review, and no one has suggested that it would be a good idea to make permissive walls, in front yards, anything other than 3 ft. In height.

For 70 years now, the vast majority of walls built by homeowners in front yards, have been permissive 3 ft. walls; sometimes called garden walls. These front-yard walls are visible from the public way and remain a defining historic and cultural feature of our streetscape, neighborhoods and city. These walls preserve the concept of "eyes on the street," a valuable tool for public safety.

Permissive walls in front yards up to 3 ft. high are an important part of the historic character of Albuquerque. Making 4 ft. high walls in front yards permissive would diminish our historic streetscape and the safety concept of "eyes on the street." Please do not let Albuquerque become a city of walls.

Sincerely,

Dennis

Dennis P. Trujillo, PhD

dptrujillo@gmail.com

505.264.0490

Renz-Whitmore, Mikaela J.

From: Alice Vogel <alicemac0118@gmail.com>
Sent: Friday, November 5, 2021 3:13 PM
To: City of Albuquerque Planning Department
Subject: IDO Annual Update 2021

Speaking as a 50 year resident in the Nob Hill/Monte Vista area:

I hope the Overnight shelters on the Central corridor DO NOT HAPPEN! It would discourage walking visitors to stores and restaurants. It almost certainly would affect the value of businesses and discourage attracting new businesses. And I understand these spaces could be commandeered without notice to neighbors! This is unacceptable!

Many questions: Would there be overnight supervision? Would there be sanitary accommodations? Would there be thorough clean-up and maintenance? Brief hours of occupation?

Please, please do not go forward with this plan!!

Alice Vogel
alicemac0118@gmail.com

Renz-Whitmore, Mikaela J.

From: P. Davis Willson <info@willsonstudio.com>
Sent: Monday, November 29, 2021 8:03 AM
To: City of Albuquerque Planning Department
Subject: Comments for IDO Annual Update 2021 EPC Submittal
Attachments: LTR fr D6 re IDO.pdf; ATT00001.htm

To EPC Chair Timothy MacEachen:

Attached is a letter from the District 6 Coalition of Neighborhoods. The membership supports the letters written by the Nob Hill Neighborhood Association and position of the Inter-Coalition Council.

Please acknowledge receipt of this email and attachment.

Respectfully submitted,

Patty Willson

Victory Hills NA: President
District 6 Coalition: Treasurer

Renz-Whitmore, Mikaela J.

From: P. Davis Willson <info@willsonstudio.com>
Sent: Monday, December 6, 2021 8:17 AM
To: City of Albuquerque Planning Department
Cc: Peggy Neff; Michael Brasher; Debbie-South Los Altos; Rene' Horvath; JULIE DREIKE; Jim Griffee; Dan Regan; Patty Willson
Subject: Public Comment re: IDO Annual Update 2021

December 6, 2021; 8:10 AM

Re: IDO Annual Update 2021 – EPC Submittal - Citywide

To: EPC Chair Timothy MacEachen (sent via email abcto@cabq.gov)

From: Patricia Willson, Resident of Victory Hills Neighborhood Association

As a member of the Inter-Coalition Council (ICC) ad-hoc committee formed in October to review the 55—and then 66—proposed amendments to the IDO, I will not repeat the information included in the spreadsheet compiled and submitted prior to the previous deadline of 9:00 am, Monday, November 29. Even though I serve on my NA board, District Coalition board and the ICC committee, these are my personal thoughts and opinions.

The annual IDO update process terribly flawed.

There is no differentiation between **TECHNICAL EDITS** (Example: Page 2, P. 156, Sec. 4-3(B)(7)(a), where a standard is revised to add a zone—PT—that was missing from the description) and **SUBSTANTIVE EDITS** (Example: Page 2, P.146 Table 4-2-1, that adds Overnight Shelters to the MX-M zone permissively (P) and changes them from Conditional (C) to P in MX-H.) (In these examples, the page number refers to the 18 page PDF of the Proposed Changes for EPC submittal found here <https://ido.abc-zone.com/ido-annual-update-2021-epc-submittal-citywide-proposed-changes>)

We all want to understand, review, provide feedback and improve the IDO—but the process makes that difficult. In past amendment cycles, Planning Staff was able to provide Zoom sessions to review changes and poll attendees. We know that the department is understaffed; that seems like a reason to slow down rather than rush. I realize these changes won't arrive at Council until they have been thru both EPC and LUPZ, however, there are three things I hope both the lame-duck and the new Council can address:

- IDO Annual Updates. Please come up with some way to classify changes as technical vs. substantive—and get public input on substantive changes.
- IDO Notification requirements. This needs to become an open opt-in process rather than only two points of contact per recognized NA & Coalition.
- NARQ. The Neighborhood Association Recognition Ordinance revision needs to follow the recommendations of the Draft Summary of the NEP—and the data that informed that report needs to be made public. https://www.cabq.gov/council/documents/phase-iii-report_111819.pdf

There are many reasons Albuquerque is facing so many challenges. A big one—in my opinion—is the backwards, cart-before-the-horse planning effort that started back in 2014 with the January 27th NAIOP presentation titled “Albuquerque’s Innovation Corridor: Nob Hill to Old Town-Future Economic Development/Real Estate Engine?”.

A subsequent report prepared by David Chandler of the Center for Neighborhood Technology, titled “The Scale of the Prize” very clearly states on page 11 “...With the adoption of the new IDO, the city will seek to clarify the zoning code and thereby incentivize development...”

I urge you to review Section 1-3 PURPOSE of the IDO and note that protection of communities and the quality and character of residential neighborhoods is listed above promotion of economic development. (Please see attached screen shot of Page 1.)

Respectfully,

Patricia Willson

1-3 PURPOSE

The purpose of this IDO is to:

- 1-3(A)** Implement the adopted Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended.
- 1-3(B)** Ensure that all development in the City is consistent with the spirit and intent of any other plans and policies adopted by City Council.
- 1-3(C)** Ensure the provision of adequate public facilities and services for new development.
- 1-3(D)** Protect all communities, especially those that have been historically underserved.
- 1-3(E)** Protect the quality and character of residential neighborhoods.
- 1-3(F)** Promote the economic development and fiscal sustainability of the City.
- 1-3(G)** Promote small-scale, neighborhood-serving economic development opportunities.
- 1-3(H)** Provide for the efficient administration of City land use and development regulations.
- 1-3(I)** Protect the health, safety, and general welfare of the public.
- 1-3(J)** Provide for orderly and coordinated development patterns.
- 1-3(K)** Encourage the conservation and efficient use of water and other natural resources.
- 1-3(L)** Protect the abundant natural resources that characterize Albuquerque, including but not limited to Major Public Open Space, Sensitive Lands, the Rio Grande, and the waterways that lead to the river.
- 1-3(M)** Implement a connected system of parks, trails, and open spaces to promote improved outdoor activity and public health.
- 1-3(N)** Provide reasonable protection from possible nuisances and hazards and to otherwise protect and improve public health.
- 1-3(O)** Encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians.

Please note that the protection of communities and the quality & character of residential neighborhoods is listed above promotion of economic development!



District 6 Coalition of Neighborhood Associations

P.O. Box 8192

Albuquerque, NM 87198

November 28, 2021

Re: IDO Annual Update 2021 – EPC Submittal - Citywide

To: EPC Chair MacEachen abcto@cabq.gov

The District 6 Coalition of Neighborhood Association supports the comments submitted on 11/28/21 by the Inter-Coalition Council Committee formed to review the proposed changes in the IDO Annual Update 2021. The committee created a spreadsheet to identify whether the 66 proposed changes were substantive or technical and defined the metrics used to make those assessments. (Two District 6 Representatives, Patricia Willson and Debra Conger, serve on this committee.)

In past amendment cycles, Planning Staff was able to provide guidance to review changes and poll attendees—we urge them to re-introduce those sessions in future cycles—and separate substantive changes from simply technical edits. And substantive changes that need to be addressed on a community wide level need a more inclusive, opt-in notification process.

District 6 Coalition is also in support of the three IDO Annual Update Positions taken by the Nob Hill NA; those being:

- Page 145, Table 4-2-1, Overnight Shelter: we agree this should be Conditional, not Permissive.
- Page 310, Table 5-7-1, Walls and Fences, Max. Height of Permissive Walls; we agree maximum should be 3', not 4'. Also, 4' creates a conflict with DPM's requirements for mini-clear sight triangles at driveways.
- Page 324, Section 5-8(D)(11), Outdoor Lighting; however, with measurement in lumens rather than watts.

Respectfully submitted,

Dr. Peter M. Belletto, President, D-6 Coalition

PUBLIC COMMENTS-

Letters Received on and after 12-6-2021

Renz-Whitmore, Mikaela J.

From: John Ingram <ingram1ja@gmail.com>
Sent: Monday, December 6, 2021 7:49 AM
To: Peggy Neff
Cc: City of Albuquerque Planning Department; Michael Brasher
Subject: Re: Public Comment: IDO Amendments - General Summary PNeff

Dear Peggy and City Planning Employees:

There is a fundamental element missing from all these proposed IDO amendments. I

What's missing is language which restores the equal protections shared by homeowners and developers when our Sector Plans were the governing ordinances.

IDO is fundamentally flawed in that it provides developers with more rights, more protections than homeowners.

Land Use Hearing Officer — I think his name is DAVID CHAVEZ — stated so in our last hearing before our appeal went to city councilors.

We have David on videotape, stating to those present, including our attorney Hess Yntema, "Developers have more rights than you, Mr. Yntema." Go to the videotape, and see it for yourself.

Perhaps, this will help explain why we're back to square one, appealing Mr. Phil Lindborg's 2nd proposal to build a 4th high-rise, high-density 91-apartment complex on 3.5 acres at Alameda & Barstow NE.

We will see how the Supreme Court rules on this alleged violation of the U.S. Constitution's Equal Protection Clause.

cheers,
John Ingram
Past president NorEste NA.

On Dec 5, 2021, at 7:23 PM, Peggy Neff <peggyd333@yahoo.com> wrote:

TO: EPC Chair Timothy MacEachen
FROM: Peggy Neff, Summit Park NA Member
DATE: 12/5/21

Dear Commissioner MacEachen,

For the past several years you have seen comments from me regarding the IDO and its amendments and its amendment process. This year I've joined several other community members of the Inter Coalition Panel to help in the annual IDO amendment review and make summary recommendations. I am concerned that these recommendations do not go far enough. So, I am asking you to host a special EPC study session to address the

IDO Amendment process itself. Specifically, I am hoping that the EPC under your guidance can adopt a set of metrics that will change the process.

As I understand it, the IDO was established and appears to stand as a mixture of both substantive and procedural law. The amendment process is another matter and needs to be addressed by the EPC. It should be considered procedural law but it is unclear, confuses agendas, expands the Planning Department's authorities and limits public notice and discourse. The current IDO amendment process that the Planning Department uses, where both technical and substantive amendments are proposed in the same cycle with the same oversight, does not meet the rights of the community to be informed and involved in the common law of zoning ordinances. A quick look at New Mexico Code 2018 Chapter 3 Article 21 (see excerpt below) discusses notices regarding changes in zoning. While technical changes do not merit this degree of public notice/involvement, certainly issues that impact citywide changes of zoning expectations deserve a better plan of action.

One note made in this section of the NM Code states "Since zoning ordinances are in derogation of the common law, they are to be **strictly construed**." The current annual IDO amendment process cannot be considered strictly construed by any means. The community continues to have multiple questions regarding origins and rationale for many of the proposed amendments; there are no unique identifiers being used to capture each amendment and this causes confusion; public comment is not managed to respect integration of concerns; the amendments are all over the board and zoning is supposed to provide predictability; it is impossible to communicate with those who are not fully in the loop regarding the proposed changes, terribly truncating public comment and setting things up for the further erosion of public trust; basic stakeholders have not been involved in the crafting of multiple amendments i.e. the NM Manufactured Housing Association in regard to the definitions of Manufactured Housing; the administration's agendas are forwarded without oversight (putting undue burden on the EPC); examples are not provided; even short summaries of expected impact of the changes are not available i.e. see remarks in ICP spreadsheet. The concerns go on and are overwhelming.

Many of the proposed IDO updates are significant changes to zoning law. We need a better way to communicate and discuss these with Albuquerque residents. The ICP has suggested two metrics that were used to determine if a proposed update is technical or substantive. If the EPC could adopt a method like this it would provide a clear step to improving the process and at the same time help the EPC to determine if the requirement of adequate notice has been met. Something like these metrics, a) does the amendment change the relationship between the city and the public and b) are three or more amendments for one section or subject, could be used. If used the Planning Department would then need to address this as they go forward and the distinctions would serve to underscore the need for better communications and improved data for the community to understand and support proposed changes.

In addition to the two metrics that were noted in the ICP letter, we tried to understand what the community goals were in regard to each amendment. This is part of the EPC's role so I am encouraged to ask you to host a special meeting to build these metrics in order to apply them to these 2021 updates/amendments. I trust your team can put forward comprehensive metrics to evaluate each amendment with this focus, it would set a strong precedent and provide motivations for improving our community planning. Is our community goal really to build at any cost? You all are the guardians of our community goals - please consider that most of the community has expectations regarding zoning. To continue to affect significant changes at this rate with this process, without community oversight is not justifiable.

Furthermore I fully object to the updates/amendments where the IDO defers to the DPM for context and definitions. The IDO needs to inform the DPM, not the other way. This must not be allowed.

One additional concern of mine is in regard to the response that we received from the Planning Department as an explanation for several updates, "We are undergoing a staffing problem". We cannot allow changes to our zoning code because of staffing issues!

So, again, to summarize, I am asking you to please host a special meeting to create working metrics to evaluate whether or not the IDO Annual Citywide Updates/Amendments are technical (which work under the current process) or substantive (which require a different approach). In the least, please ask the Planning Department to provide in writing, the source, agencies and organizations that contributed to the change, examples of the change, data that supports the change and responses to our questions. Some questions include: What are the guidelines for overnight shelters?, How many folks will be affected by the changes to the definitions of manufactured homes?, Why remove conditional requirements and change the predictability of a parking lot?, Why not phase the reduction of parking?, Why reduce parking when public transport services are not sufficient, nor is parking for this sufficient?, Will wall height increases increase risk for bicyclers and children?, Why not use lumens?, What is driving the expedience in the changes of the Administrative Decisions etc etc. Please see our concerns as noted in the ICP spreadsheet. Why expand administrative approvals as we know that this reduces oversight? And, again we did not hear from the office of Equity and Inclusion, from the Public Safety Department, APD, APS, nor from ONC even.

Substantive updates/amendments need to go through better oversight and the Planning Department needs to provide source, examples and respond to all questions in writing before they go to EPC. Much more was done last year in the process where updates/amendments were explained to community members, pros and cons were summarized and even a poll of the attendees was taken. This was a great step forward. Now we have gone backward again. The EPC could require this and require that all or some percentage of recognized NA's participate. This may attend to the notice issue. If

you don't do something like this, I fear that we continue to provide rational for law suits against the city.

Also, last year we were told by Planning Department staff that metrics for protecting the community were being drafted (this was a new purpose added through the amendment process last year). This year we are told that in fact this is not happening, that we need to trust the IDO to protect communities. This amendment process, the notification process and the appeal process need to be revised with this in mind. Our protections are not clearly in place. But, the EPC has the potential to right this disingenuous process. In addition, the provision of source and impact data and the responses to our questions has been done inconsistently throughout this process, metrics from the EPC could address this. Without clear understanding of the Planning Department's expectations regarding how many sites will be affected by this change, how many residents, how will this impact etc. etc. these updates/amendments the EPC might have to consider that these are hypothetical in nature.

Besides metrics and clear expectations, perhaps the EPC might take a additional very bold step - commit to building a sense of community by insisting that the Planning Department address substantive changes to the IDO only with community consent. Where the Planning Department and the community disagree, then a councilor would have to bring the amendment to the table. Don't let the Planning Department have more control over things than the community! Help the Planning Department to seek consent and buy in by insisting on it. Create a third category of updates/amendments: Technical, Substantial and Mandatory (where it is clear that the change does not have community support and is considered only because leadership finds it mandatory). These ideas are submitted with great hope that the EPC can lead a change for good in our community. I appreciate your considerations.

We cannot continue down this road of creating community confusion and opposition every year, it is building doubt in our city administration. Insist that the Planning Department use this process to build up, inform, incorporate feedback and strengthen networks of agencies and of neighborhoods and community not just pave roads or oversee concrete intersections. We are all in this together, we need to right this wrong. Here's putting hope in your hands.

Sincerely,

Peggy Neff

Determination of adequate notice. — In order to meet the statutory requirement of adequate notice, it must be determined whether notice, as published, fairly apprised the average citizen reading it with the general purpose of what was contemplated. If the notice is insufficient, ambiguous, misleading or unintelligible to the average citizen, it is inadequate to fulfill the statutory purpose of informing interested persons of the hearing so that they may attend and state their views. *Bogan v. Sandoval Cnty. Planning & Zoning Comm'n*, 1994-NMCA-157, 119 N.M. 334, 890 P.2d 395, cert. denied, 119 N.M.

168, 889 P.2d 203 (1995); *Nesbit v. City of Albuquerque*, 1977-NMSC-107, 91 N.M. 455, 575 P.2d 1340.

Peggy Neff Other Path LLC 505-977-8903

Bolen, Rebecca A.

From: Lucille Long <lucylongcares@gmail.com>
Sent: Tuesday, December 7, 2021 8:59 AM
To: City of Albuquerque Planning Department
Subject: Letter of concern
Attachments: Planning Comm. letter Perm. Use. Nov. 2021.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commissioners.

Both my husband and I have been sick and I'm very late in getting this to you but I hope that you take this attached letter into consideration.

Thank you for the dedication to improving our city.

Kind Regards,
Lucille and Patrick Long



NH

LUCILLE & PATRICK LONG
308 SOLANO DR. S.E.
ALBUQUERQUE, NM 87108
505-250-3860; LUCYLONGCARES@GMAIL.COM

A

CONTACT

PLANNING COMMISSIONERS-CITY OF ALBUQUERQUE

Dear Planning Commissioners for the City of Albuquerque:

We are residents of Nob Hill and have been in leadership roles striving to make Nob Hill economically viable by creating a safer Nob Hill and are concerned about the new proposed changes to the IDO that would allow overnight shelters under permissive use. As a resident of Nob Hill, we sincerely empathize with our homeless population that especially struggles with mental illness and often self-medicates with illicit drugs and alcohol.

By allowing overnight shelters to go under permissive use, Nob Hill neighbors are severed from the decision-making process in being able to have input as to what safeguards would be in place to consider overnight shelters. Data from APD shows that calls for service on overnight facilities that contract or have contracted with the CABQ and have been excessive. While revenue from the CABQ may be appealing to various shelter providers, there is limited vetting and are often left without safeguards in place such as behavioral health professionals on staff, security guards and other support services needed to make these successful. Promoting permissive use and releasing our behavioral health population out on to our streets in the morning without treatment or an action plan of care is inhumane.

We urge you to vote against permissive use for overnight shelters and urge you to keep the code as Conditional Use.

In addition, we would like to propose an amendment to Cp0-8 converting it to small are HPO-5 particularly in relations to Cannabis.



EMAIL



TWITTER HANDLE



TELEPHONE



LINKEDIN URL

NH

OBLUCILLE & PATRICK LONG

Sincerely,
OBLUCILLE & PATRICK LONG
308 sOLANO dR. s.e.
aLBUQUERQUE, nm 87108
505-250-3860; LUCYLONGCARES@GMAIL.COM
a



EMAIL



TWITTER HANDLE



TELEPHONE



LINKEDIN URL

Bolen, Rebecca A.

From: Peggy Neff <peggyd333@yahoo.com>
Sent: Tuesday, December 7, 2021 11:01 AM
To: City of Albuquerque Planning Department
Cc: Michael Brasher; Dan Regan
Subject: For the IDO 2021 Annual Update Record
Attachments: Neighborhood-Legal-Letter-to-DRB-11-18-2021 (Hess re BarstowAlameda).pdf

TO: EPC Chair Timothy MacEachen
FROM: Peggy Neff, Summit Park NA Member
DATE: 12/5/22

Dear Commissioner MacEachen,

Please, I would like to ask that the attached letter (Neighborhood-Legal-Letter-To-DRB-11-18-21) be added to the record for EPC- Commissioners' review of the IDO 2021 Update/Amendment process. I ask again that you call a special meeting of the EPC to address the current IDO Amendment Processes. The contents of this letter can be used to prompt discussions.

Another proposed metric that I ask you to add in the creation of necessary metrics for the Commission to use (as proposed in my email of 12/6/21): 3, Does this update/amendment change the zoning map?

I stand for questions, but I'm afraid the issues are too complicated for me to understand completely. I don't know the specific line on the list of updates for your reference but it's on the first page and creates a significant change to the way previous regulations are used to revise the IDO. Its the same thing as the DRB informing the IDO, (wrong) the previous regulations were supposed to have a full and comprehensive interpretation into the IDO (the process was faulty for the North I-25 Sector Plan - this can be documented in a meeting between WLCNA Pres and Ms. Renz-Whitmore prior to the adoption of the IDO).

Kind regards,

Peggy Neff

Peggy Neff Other Path LLC 505-977-8903